



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: **Buttar Conservation Short Plat**

Proposal Address: 16811 SE 63rd Ct

Proposal Description: The applicant proposes to subdivide a single 2.04-acre site in the R-1 land use district into two single family lots. The site contains steep slope critical areas, and the associated structure setbacks. This proposal will be reviewed as a conservation short plat due to the presence of on-site and off-site critical areas.

File Number: 17-125796-LN

Applicant: Baljinder and Rashpal Buttar

Decisions Included: Preliminary Short Subdivision - Conservation
(Process II. LUC 20.45B)

Planner: Carol Orr, Associate Planner

**State Environmental Policy Act
Threshold Determination:** **Exempt per WAC 197-11-800**

Director's Decision: **Approval with Conditions**

Carol Orr, Associate Planner
Development Services Department

Application Date:	October 10, 2017
Notice of Application Publication Date:	November 16, 2017
Decision Publication Date:	March 21, 2019
Project Appeal Deadline:	April 4, 2019

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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I. Proposal Description

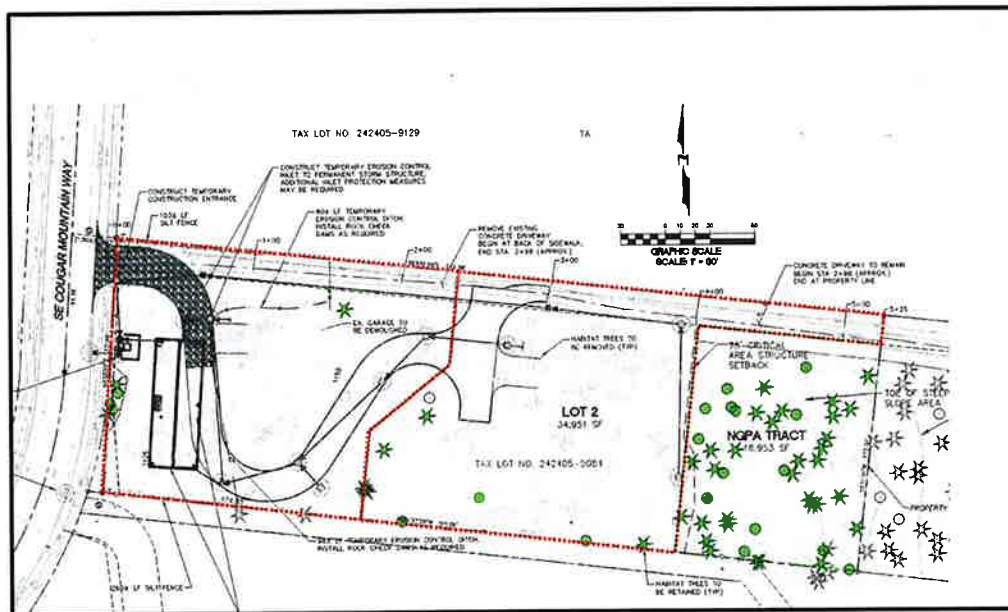
The applicant proposes to subdivide a single 2.04-acre parcel containing a steep slope critical area in to two single-family residential lots and an associated Native Growth Protection Area (NGPA) tract.

The site contains 211 significant trees, totaling 3,442 diameter inches. The applicant is proposing to save 56 trees, totaling 1347 inches. All trees within the NGPA will be retained, unless deemed to be a hazard by a qualified, certified arborist.

The property contains a steep slope - geologic hazard critical area. Therefore, the proposed short subdivision is required to comply with the standards for a conservation short subdivision contained in Land Use Code (LUC) section 20.45B.055, along with the decision criteria for a preliminary short plat in LUC 20.45B.130.

Access to both lots, and the adjacent lot to the east, will be via a new access easement from 168th Place SE.

Figure 1 – Proposed Preliminary Short Plat



II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description

The property is located at 16811 SE 63rd Ct (King County parcel # 2424059084). It measures 2.04 acres (88,863 square feet) in size. The property is approximately 173 feet wide and 515 feet deep.

Figure 2 – Subject Property – Project Limit



The subject property is adjacent to the public right of way of 168th Place SE on its west side and abuts other single-family residential properties on the three other sides.

The site is located within a community of single family residences in the Newcastle Subarea of the Comprehensive plan. The property is currently undeveloped, slopes upward to the east from 168th Place and contains a mixture of native deciduous and coniferous trees. The understory is typical of remnant Puget Sound lowland forests in the suburban context. The slopes on much of the property range from 20-30 percent, with the exception of the easternmost portion of the property, which is just above 40 percent. The eastern portion of the property is also the area where the forest cover is predominantly conifer.

This proposal would create 2 single family residential parcels. Stormwater runoff will be collected and tightlined to a detention vault located on Lot 1 near the front property line. Access to both lots, and the adjacent lot to east will be via the private road extended from 173rd Avenue SE. This road will be constructed as a condition of the short plat approval.

Refer to Conditions of Approval regarding Engineering Plans in Section X.B of this report.

B. Zoning

The property is zoned R-1. The property is also within the critical areas overlay district due to the presence of steep slope critical area on the eastern portion of the property.

C. Land Use Context

The land use context of the property is that of low density single-family residential estate properties. The surrounding single-family properties are all situated on west facing slopes below the top of Cougar Mountain in the same R-1 land use district. To the west is an area of slightly more dense, R-3.5 single-family residential land. The 7.5 acres campus of the Open Window School is a short distance to the north. The Open Window School is a private school for grades K-8.

The subject site is currently within an R-1 land use district, which has a minimum lot size of 35,000 square feet. Conservation short plats are permitted to modify the minimum lot size to 22,750 square feet. Both proposed lots far exceed the minimum lot sizes.

D. Critical Areas Functions and Values

1. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provides a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

2. Habitat Associated with Species of Local Importance

Urbanization has a profound and lasting effect on wildlife habitat and is a major cause of native species local extinctions. Cities have typically been located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities, which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development. Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales. As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation. Urban habitat is a vital link in the process of wildlife conservation in the U.S.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements LUC 20.20.010:

The subject site is located in the R-1 zoning district. The following table describes the applicable dimensional standards for the land use zoning district. The dimensions that have been modified by the standards for a conservation short subdivision (LUC 20.45B.055) in order to provide greater protection for the critical area are denoted with an asterisk.

Impervious surface requirements have been calculated for the entire proposal limit. The final short plat must designate the allowed impervious surface for each of the two lots such that the impervious surface for the entire subdivision (including the new tract) will not exceed 50 percent. **Refer to Conditions of Approval regarding Impervious Surface Limitation in Section X.A of this report**

Dimension Requirements for R-1 Land Use District

* Dimensions that have been modified by the standards of the Conservation Short subdivision 20.45B.055 are indicated with an asterisk.

			Proposed	
	Standard Short Plat	Conservation Short Plat	Lot 1	Lot 2
Minimum Lot Area (square feet)	35,000	22,750	34,963	34,951
Minimum Lot Width Required (feet)	100	100	171	171
Minimum Lot Depth Required (feet)	150	150	231	242
Minimum Street Frontage Width Required (feet)	30	30	231	N/A
Front Yard Structure Setback (feet)	35	35	25*	25*
Rear Yard Structure Setback (feet)	25	25	20*	20*
Side Yard Structure Setback (feet)	5	5	5	5
Combined 2 Side Yards Structure Setback (feet)	20	15	15*	15*
Minimum Setback from Access Easement (feet)	10	10	10	10
Maximum Lot Coverage by Structure 1	35%	Calculated per LUC 20.45B.055	29%*	29%*
Maximum Impervious Surface for the subdivision considered on the whole site	45%	50%	Project shall not exceed 44 431 sf total*	
Maximum Building Height	35 Feet	35 Feet	Max 35 Feet, actual height to be determined under Building review.	
Minimum Greenscape within Front Setback	50%	50%	Max 50%, actual percentage to be determined under Building review.	
Maximum FAR before mitigation is required	.5	.5	Max .5, actual percentage to be determined under Building review.	

¹ The maximum lot coverage for each lot is determined using the formula found in Land Use Code section 20.45B.055.B. (footnote 5). The lots proposed by this permit calculate to a maximum lot coverage of 29%

B. Tree Preservation:

Tree preservation requirements pursuant to Land Use Code section 20.20.900.D.3 require the retention of 30% of the diameter inches of significant trees on site. In order to meet this 30% minimum retention requirement, the project must retain a minimum of 1033 diameter inches of the total 3442 diameter inches of existing trees on site.

The applicant proposes to preserve a total of 1347 diameter inches, or 39% of the diameter inches of all significant trees on site. This satisfies the minimum 30% tree retention requirement. All trees within the NGPA will be protected.

Additionally, as this is a conservation short plat (see Section III.C below), a tract is required to preserve the on-site critical area and critical area buffer. All vegetation within the tract will be preserved and language added to the face of the short plat map restricting the use, development and disturbance within the NGPA tract.

Refer to Condition of Approval regarding Protection of Identified Trees in Section X.A of this report.

C. Conservation Short Subdivision Requirements LUC 20.45B.055:

1. Allowed Density

Density shall be calculated pursuant to LUC 20.25H.045. The subject property measures 1.94 acres and contains .10 acres of critical area and critical area buffer on site. The density calculation for the property results in an allowed density of 2 lots. The calculation is shown below:

$$\frac{[(DU/acre)(Buildable\ area\ in\ acres) + (DU/acre)(Critical\ area\ and\ critical\ area\ buffer\ in\ acres)]}{(Development\ factor)} = \text{Maximum dwelling unit potential}$$

$$[(1)(1.94) + (1)(.1)(.95)] = 2.04, \text{ which equates to 2 dwelling units.}$$

2. Tract Required

The property owner is required to delineate all critical area and critical area buffer on the site and set that area aside in a separate tract. In consideration of the habitat potential on the property provided by the density of native trees within the critical area and critical area structure setback, the property owner is including a NGPA tract of 18,896 square feet on the southeastern corner of the property. The tract contains the steep slope critical area and the steep slope structure setback of 75 feet measured from the toe of slope.

Refer to Conditions of Approval regarding NGPA Tract in Section X.C of this report.

3. Site Design

The applicant has made the best effort to comply with the site design requirements for a conservation short subdivision. By locating the two proposed building lots at the bottom of the sloping property, close to the road, it allows for a shared driveway that meets emergency access requirements and minimizes required cuts and fills. The utilities and other facilities are planned to be co-located within the access easement and driveway on the property.

Refer to Conditions of Approval regarding Engineering Plans in Section X.B of this report.

D. Critical Areas Requirements LUC 20.25H:

1. Steep Slope Critical Area

The applicant has identified a portion of steep slope critical area on the southeastern portion of the property. The proposed Native Growth Protection Area (NGPA) is sized to contain the entire steep slope critical area and the 75-foot steep slope critical area structure setback. In this configuration, no development or land disturbance will occur within the critical area or critical area structure setback.

2. Habitat Associated with Species of Local Importance

The applicant submitted a habitat assessment to evaluate the potential presence or absence of designated species of local importance or habitat for species of local importance. The assessment found that the property contained potential habitat for pileated woodpecker as it was the most likely species to utilize the Buttar Property. However, the assessment concluded that the proposed development was very unlikely to negatively affect the potential habitat on the property due to the small size of the property, its separation from any large, contiguous habitat areas, and the proposed NGPA tract that will preserve the most valuable segment of the property in terms of wildlife habitat.

IV. Public Notice and Comment

Application Date:	October 10, 2017
Public Notice (500 feet):	November 7, 2017
Minimum Comment Period:	November 21, 2017

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on November 7, 2017. It was mailed to property owners within 500 feet of the project site. The City received public comments from 2 neighboring homeowners as of the writing of this staff report. Generally, neighbors were interested in knowing about when construction would begin and how this work would affect access to their property. The existing easement servicing the existing lot uphill to the south, will remain in place until the new access easement has been completed.

V. State Environmental Policy Act (SEPA)

The proposal for a short subdivision is categorically exempt from SEPA Environmental Review in accordance with Bellevue's Environmental Procedures Code, BCC 22.02B and WAC 197-11-800.

VI. Summary of Technical Review

A. Clear and Grade Review

The Clearing and Grading Division has reviewed the plans submitted and has approved the preliminary short plat with limited conditions. A Clearing and Grading Permit is required for the proposal per BCC 23.76.035 as the shared infrastructure and frontage improvements disturbs an area greater than 1000 square feet and requires grading of more than 50 cubic yards.

Refer to Conditions of Approval regarding Rainy Season Restrictions in Section X.A of this report.

B. Fire Review

Bellevue Fire has reviewed the plans submitted for the preliminary short plat and recommends approval. However, the submitted plans indicate a driveway that exceeds the required fire apparatus access requirements. Access driveways are required to have an unobstructed width of 20 feet unless serving two single family residences where the width may be reduced to 16 feet. The slope of the driveway must not exceed 12%, nor the cross slope exceed 2%. A turn around is required where access length exceeds 150 feet.

The proposed driveway approach provides an obstructed, paved width of 24 feet for the first 20 feet. After passing the driveway for Lot 1, the unobstructed paved width reduces to 20 feet. Both of these dimensions meet Fire Code requirements. However, the slope of the access drive is over 14% slope in some areas, which exceeds Fire Code requirements. Because the access drive exceeds 150 feet in length, an approved turn around has been provided on Lot 2. Due to the inability of the proposal to meet all the requirements of the Fire Code for access, new residential structures shall be provided with an automatic fire sprinkler system in accordance with the International Fire Code as amended by the City of Bellevue. A permit for the fire system shall be obtained from the Fire Department prior to work commencing.

Refer to Conditions of Approval regarding Sprinklers for New Residences in Section X.A of this report.

C. Transportation Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110). **Refer to Condition of Approval regarding Infrastructure Improvements in Section X.C of this report.**

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

Site Access

The proposed two lot short plat is comprised of an existing lot taking access from 168th Place SE, a two-lane road classified as a neighborhood street. The lot is undeveloped and is covered by trees and vegetation. There is a single-family driveway running through the north edge of the property serving the lot to the east. Access for the short plat will be via a private road driveway as shown on the approved plans. Portions of the existing driveway must be removed as shown on the approved plans. No other access connection to city right-of-way is authorized. The private road approach at the intersection of 168th Place SE must be built per the City's Transportation Department Design Manual Standard Drawing SW-170-1.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

As the drawings submitted did not include the survey geometry for the location of the access driveways, pipe monuments will be required to be installed on site, and the final

plat map review shall include the geometric locations of all portions of the access driveways.

Street Frontage Improvements

The Buttar Short Plat is located to the east of 168th Place SE near the Open Window School. The lot is bordered by single family lots to the north, east, and south. There is currently a six-foot-wide sidewalk and single-family driveway approach along the frontage.

Improvements on the frontage include:

- Installation of a new private road approach at the intersection of 168th Place SE and the private road.
- Installation of new 6-foot-wide sidewalk, 4-foot-wide planter strip, and curb and gutter along the project site.
- Sight distance requirements must be met per standard drawing RL-100-1 and RL-120-1 at the intersection of the private road and 168th Place SE.
- Street lighting meeting Bellevue's standards.

The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

The final engineering plans showing those site improvements must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

Refer to Conditions of Approval regarding Engineering Plans, Access Design Maintenance, Sight Distance, and Pipe Monuments in Section X.B and C of this report.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, parking for construction workers and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

Refer to Conditions of Approval regarding use of the Right of Way Use Permit and Off Street Parking in Section X.B of this report.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site 168th PI SE is classified as Grind/Overlay required. The minimum pavement restoration will be a grind and overlay for 50 feet as specified in the right of way use permit.

Refer to Conditions of Approval regarding use of the pavement restoration in Section X.B of this report.

Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240 at the intersection of 168th Place SE and the private road. Vegetation shall be trimmed as needed within the sight triangle.

Refer to Conditions of Approval regarding Sight Distance in Section X.B of this report.

Transportation Impacts and Mitigation

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal amount of new p.m. peak trips to be generated by the Buttar Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and project site improvements.

D. Utilities Review

Surface Water

The applicant has proposed a detention and water quality facility to mitigate storm water runoff and treatment from the site. A storm water outfall draining to the public storm system located in 168th Place SE is proposed.

Water

Lot 1 will receive water from the 8" water main in 168th Place SE. Lot 2 will receive water service through an easement on 16865 SE 63rd Court, connecting to the 8" DI water main located on property 16865 SE 63rd Court.

Sewer

A 6" joint use side sewer line will be constructed on the north side of the property tapping the main in 168th Place SE, extending east, ending in a clean out at 16865 SE 63rd Court. Lot 1 and lot 2 will connect to the joint use side sewer line.

Refer to Conditions of Approval regarding Utilities Conceptual Approval in Section X.A of this report.

VII. Changes to proposal as a result of city review

The proposal submitted under this permit (17-125796-LN) was substantially reviewed under the original permit # 10-106180-LN. The preliminary approval for the 2010 short subdivision expired per 20.45B.150 as no final plat was submitted within the time allotted. Several extensions were provided, no final plat permit was submitted. Due to the steep slope critical areas on site and the potential presence of species of local importance, pileated woodpecker habitat was addressed under the original approval, and was verified again during the review of this permit.

As a result of city review, the tree retention calculations were modified to address the changes of the trees on site since the previous approval. The provision of the NGPA ensures that the habitat that may be present on the property will be protected in perpetuity due to the preservation of numerous significant native confiner trees and an intact native understory.

Refer to Conditions of Approval regarding Protection of Identified Trees in Section X.B of this report and Tree Preservation Plan in Section X.C of this report.

VIII. Decision Criteria

A. Preliminary Short Plat Decision Criteria 20.45B.130.A

The Director may approve or approve with a preliminary short plat proposal with modifications if:

1. **The preliminary short plat makes appropriate provision for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste; and**

Finding: City codes ensure public health, safety and general welfare through development code requirements. Project review by all review divisions has found the project to be in compliance with City codes and the project approval includes specific conditions to ensure standards are met.

Construction noise is expected during the construction period. The Bellevue Noise Control Ordinance, BCC 9.18, regulates hours of construction-related noise emanating from project sites. Refer to Condition of Approval regarding Noise Control in Section X.A of this report.

2. **The public interest is served by the short subdivision; and**

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards.

3. **The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site; and**

Finding: The preliminary short plat considers the physical characteristics of the site and configuration of the original lot by providing access to the lots by a driveway that traverses across Lot 1 to Lot 2 and then connects with the existing access drive to the adjacent property to the east. The property to the east is currently owned by the same property owner, and is currently developed with one single family residence. This configuration provides safer access to all lots, and has been reviewed by Bellevue Fire to comply with requirements for emergency vehicle access. A Steep Slope Critical Area exists at the east portion of the subject property. All portions of the steep slope critical area and the associated structure setback are to be placed within a Native Growth Protection area.

4. **The proposal complies with all applicable provisions of the Land Use Code, BCC Title 20, the Utility Codes, BCC Title 24, and the City of Bellevue Development Standards; and**

Finding: As discussed in Section III of this report, the proposal complies with the Land Use Code requirements for R-1 zoning and the Conservation Short Subdivision. Both of the lots can be developed in accordance with the City of Bellevue Land Use Code, including the R-1 land use district dimensional requirements as modified for Conservation Short Plats in Land Use Code section 20.45B.055. The proposal also complies with the Utility Code, the Transportation Development Standards, and the City of Bellevue Development Standards.

5. The proposal is in accord with the Comprehensive Plan, BCC Title 21; and

Finding: The site is located within the Newcastle Subarea of the Comprehensive Plan. The Comprehensive Plan specifies single-family low density development for this property. The proposal complies with applicable Comprehensive Plan policies city-wide and for this Subarea:

Single family homes are, by use type, compatible with the surrounding neighborhoods. This proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-6). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 15 years (LU-4). This proposal maintains the neighborhood character which currently exists. (LU-29)

The proposal meets Comprehensive Plan policies to preserve existing vegetation on-site (EN-34), preserve sensitive areas on-site (EN-30-31), protects air, water, land and energy resources consistent with Bellevue's regional growth strategy (EN-5), maintain good surface water quality (EN-26), restrict surface water runoff to predevelopment levels (EN-24), and requiring structure setbacks from the toe of the steep slope (EN-38). Development will be clustered at the least sensitive area of the site (EN-86). The proposal protects and retains a large number of trees and understory within the NGPA tract (S-NC-31). The project also provides traffic mitigation (TR-35).

The proposal meets utility standards (UT-1), and provides development at a density consistent with the character of the existing neighborhood (S-NC-11), and maintains the character of the established neighborhood (HO-3)

6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance; however, requests for modification to the requirements of Part 20.25H LUC, where allowed under the provision of that part, may be considered together with an application for preliminary short plat so long as the resulting lots may each be developed without individually requiring a variance; and

Finding: As conditioned, each of the two lots can be reasonably developed to current R-1 standards without requiring a variance.

Refer to Conditions of Approval regarding Variance Restriction in Section X.C of this report.

7. All necessary utilities, streets, or access, drainage and improvement are planned to accommodate the potential use of the entire property.

Finding: As discussed in Section III of this report, the proposal complies with all applicable requirements of the Land Use Code. The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of Planning and Community Development does hereby **approve with conditions** the proposal to subdivide one parcel into two single-family residential properties along with a native growth protection area tract.

Expiration of Approval: In accordance with LUC 20.45B.150 a preliminary short plat approval expires and is void if the applicant fails to file for approval of the final short plat within **one year** of the effective date of the preliminary short plat, unless an extension has been granted or a greater time frame has been provided.

Refer to Conditions of Approval regarding Time Limitations in Section X.A of this report.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Fire Code	Glen Albright, 425-452-4270
Land Use Code- BCC Title 20	Carol Orr, 425-452-2896
Noise Control- BCC 9.18	Carol Orr, 425-452-2896
Transportation Code- BCC 14.60	Ian Nisbet, 425-452-4851
Utility Code – BCC 24	Mohamed Sambou 425-452-4853

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

A. GENERAL CONDITIONS

1. UTILITIES CONCEPTUAL APPROVAL

Utility Department approval of the design review application is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utility Developer Extension Agreement (UE). A water, sewer and storm Developer Extension Agreement will be required for the project to construct final short plat utility infrastructure for the site. Final short plat will be approved only after final inspection approval and UE acceptance. Private water and sewer easements will be required. Private drainage easements will be required. The detention and water quality system will be privately owned and maintained.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06

REVIEWER: Mohamed Sambou, Utilities Department

2. NOISE – CONSTRUCTION HOURS

Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour

extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

AUTHORITY: Bellevue City Code 9.18

REVIEWER: Carol Orr, Development Services

3. TIME LIMITATION

This preliminary short plat approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of the preliminary short plat approval unless the applicant has received an extension for the preliminary short plat pursuant to Land Use Code Section 20.45B.160

AUTHORITY: Land Use Code 20.45B

REVIEWER: Carol Orr, Development Services

4. RAINY SEASON RESTRICTIONS

Due to the proximity to steep slope critical areas, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

AUTHORITY: Bellevue City Code 23.76.093.A,

REVIEWER: Savina Uzunow, Clearing and Grading

5. SPRINKLERS FOR NEW RESIDENCES

All new residential structures shall be provided with an automatic fire sprinkler system in accordance the International Fire Code as amended by the City of Bellevue. A permit for the fire system shall be obtained from the Fire Department prior to work commencing.

AUTHORITY: International Fire Code 903

REVIEWER: Glen Albright, Bellevue Fire

B. PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

6. RIGHT OF WAY USE PERMIT

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.

- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department

7. OFF-STREET PARKING

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department

8. ENGINEERING PLANS

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road or shared driveway, the connection to 168th Place SE, pavement restoration in 168th Place SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

a) Site Specific Items:

- Installation of a new private road approach at the intersection of 168th PI SE and the private road.
- Installation of new 6-foot-wide sidewalk, 4-foot-wide planter strip, and curb and gutter along the project site.
- Sight distance requirements must be met per standard drawing RL-100-1 and RL-120-1 at the intersection of the private road and 130th Avenue SE.
- Street lighting meeting Bellevue's standards.

b) Miscellaneous:

- Driveway grades shall not to exceed a 10% slope for a distance of 20 feet from the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design

Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; Americans with Disabilities Act.

REVIEWER: Ian Nisbet, Transportation Department

9. SIGHT DISTANCE

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing RL-100-1 and RL-120-1, existing vegetation near the access point on 168th Place SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: BCC 14.60.240 and 14.60.241

REVIEWER: Ian Nisbet, Transportation Department

10. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of 168th Place SE will require Grind/Overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23

REVIEWER: Tim Stever, Transportation Department

11. PROTECTION OF IDENTIFIED TREES

In order to protect habitat associated with species of local importance that may exist on the property, all trees within the Native Growth Protection Area (NGPA) Tract and trees # 31, 32, 36, 73, 84, 85, 86, 87, 91, 106, 128, 194 and 196 shall be shown on clearing and grading plans and protected from disturbance in accordance with the clearing and grading development standards.

- a. Clearing limits shall be established at the limit of the non-disturbed areas and for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an approved alternative shall be installed at the clearing limits prior to initiation of any clearing and grading.
- b. No excavation or clearing should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the City. These trees shall also be identified on the final plat as "Retention Trees" to be preserved.

AUTHORITY: Land Use Code 20.25H and Bellevue City Code 23.76

REVIEWER: Carol Orr, Development Services Department

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

12. VARIANCE RESTRICTION

Approval of the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance. The following language shall be placed on the final short plat document.

Variance Restriction:

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: 20.45B.130.A.6

REVIEWER: Carol Orr, Development Services

13. AREAS OF NON-DISTURBANCE

Areas of non-disturbance shall be designated on the face of the final short plat as separate Native Growth Protection Areas (NGPA). The boundaries of the NGPA must be fenced,

AUTHORITY: Land Use Code 20.45B.055

REVIEWER: Carol Orr, Development Services

14. IMPERVIOUS SURFACE LIMITATION

To limit the impacts of surface water runoff from impervious surfaces and to minimize the required improvements associated with stormwater runoff treatment and detention, the final short plat shall designate the allowed impervious surface for each separate lot with the result that impervious surface for the subdivision considered on the whole shall not exceed 50 percent.

AUTHORITY: Land Use Code 20.45B

REVIEWER: Carol Orr, Development Services Department

15. INFRASTRUCTURE IMPROVEMENTS

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260

Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

REVIEWER: Ian Nisbet, Transportation Department

16. ACCESS DESIGN AND MAINTENANCE

The final Subdivision map must include a note that specifies that the owners of lots served by the private road are jointly responsible for maintenance and repair of the private road. Also, the final Subdivision map must include a note that specifies that the private will remain open at all times for emergency and public service vehicles and shall

not be gated or obstructed.

AUTHORITY: BCC 14.60.130

REVIEWER: Ian Nisbet, Transportation Department

17. PIPE MONUMENTS

Permanent pipe monuments shall be set at all street centerline intersections, curve tangent points, and cul-de-sac radius points. The pipe monuments shall be Bertsen A130 Aluminum Standard Monument (30" long), or equivalent, together with standard iron casting case and cover. These materials and specifications are shown in City of Bellevue Standard Drawing DEV-12 (Cap Detail B).

AUTHORITY: LUC 20.45A.030; RCW 58.17.240

REVIEWER: Ian Nisbet, Transportation Department

18. TREE PRESERVATION PLAN

A Tree preservation Plan that portrays the drip line, diameter size and common name of each significant tree to be retained shall be recorded with the final short plat map. The Tree Preservation plan must contain the following note:

Tree Preservation Plan:

Designation of trees on the Tree preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of the trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.

Tree tags shall be installed on each tree required for retention. Installation of these tags shall be inspected by the land use planner prior to final short plat approval. Contact the approving Land Use Planner to schedule the tree tag inspection.

AUTHORITY: Land Use Code 20.20.900

REVIEWER: Carol Orr, Development Services Department

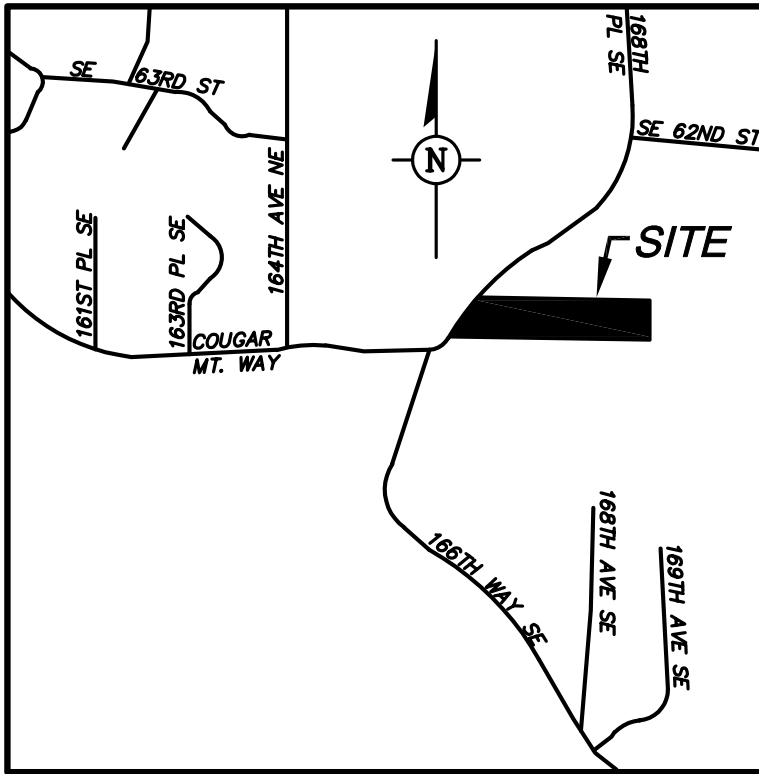
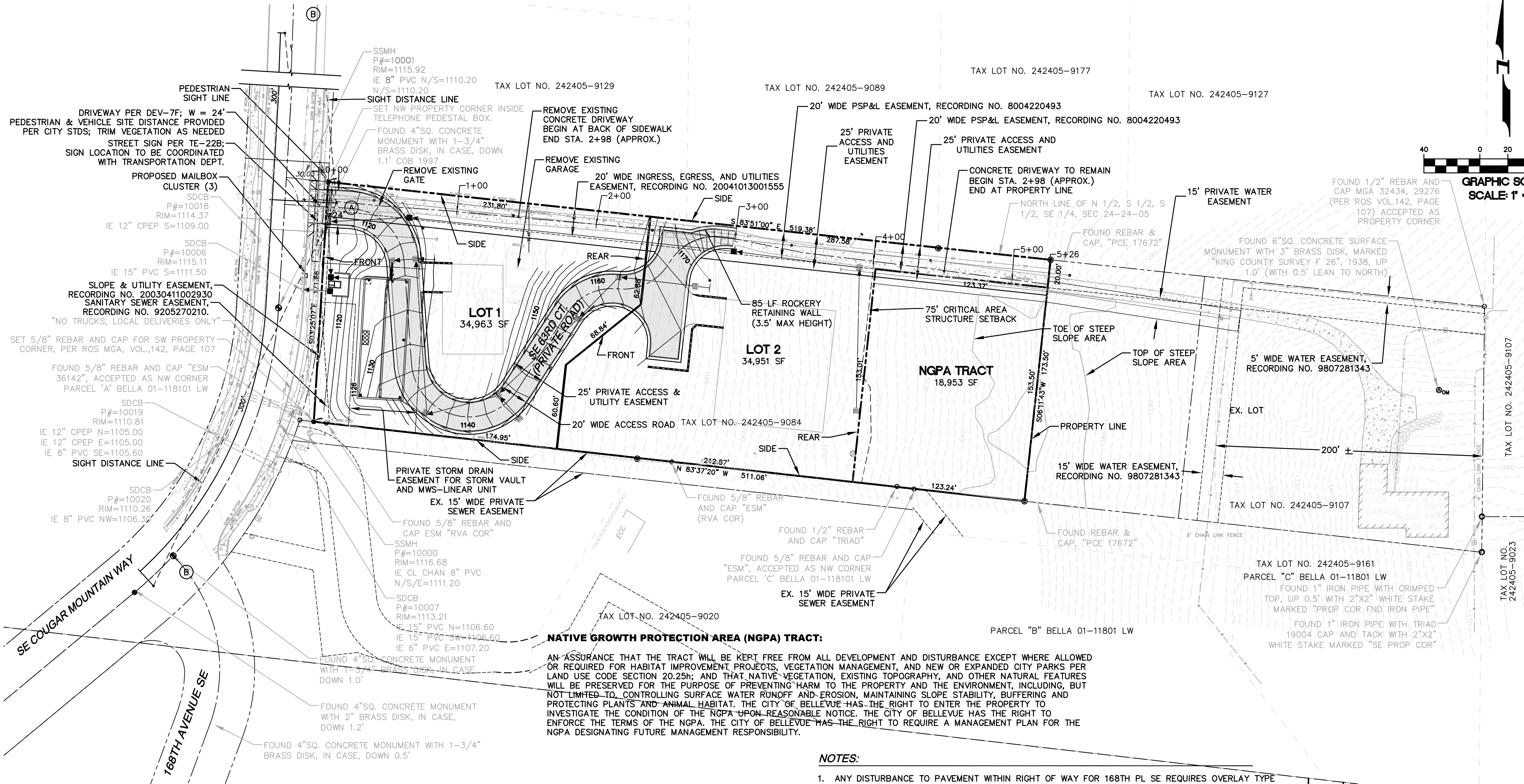
Attachments:

- Preliminary Short Plat Plans

BUTTAR SHORT PLAT

(PROJECT PERMIT NO. 17043)

(PARCEL NO. 2424059084)



VICINITY MAP
(NOT TO SCALE)

CONTACT LIST:

OWNER/DEVELOPER: RASHPAL BUTTAR
BALJINDER BUTTAR
4501 NE 4TH STREET, SUITE A
RENTON, WA 98059

ENGINEER: PACIFIC ENGINEERING DESIGN, LLC.
15445 53RD AVE S
SEATTLE, WA 98188
(206) 431-7970

BOUNDARY & TOPOGRAPHIC SURVEY: PACE ENGINEERS, INC.
11255 KIRKLAND WAY
SUITE 300
KIRKLAND, WA 98033
(425) 827-2014

ESM CONSULTING ENGINEERS LLC
11714 NORTH CREEK PARKWAY SUITE
101 BOTHELL, WASHINGTON 98011
(425) 415-6144

HABITAT ASSESSMENT: TALASAEA CONSULTANTS, INC.
15020 BEAR CREEK RD NE
WOODINVILLE, WA 98077 (425)
861-7550

REFERENCES

RECORDS OF KING COUNTY
BOUNDARY LINE ADJUSTMENT, VOL. 159, PAGES 233A-233C
RECORD OF SURVEY, VOL. 116, PAGE 01-01A
RECORD OF SURVEY, VOL. 142, PAGE 107
RECORD OF SURVEY, VOL. 177, PAGE 275
SHORT PLAT, VOL. 154, PAGES 1-1C

DATUM: CITY OF BELLEVUE NAVD 88

LEGAL DESCRIPTION

LOT 1 OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT
NUMBER 08-115769 LW, RECORDED UNDER RECORDING
NUMBER 20090724900001, IN KING COUNTY, WASHINGTON.

SAID BOUNDARY LINE ADJUSTMENT BEING A SUBDIVISION
OF A PORTION OF THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 24,
NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING
COUNTY, WASHINGTON.

VERTICAL DATUM

VERTICAL DATUM IS CITY OF BELLEVUE. PROJECT
BENCHMARK IS BASED ON CITY OF BELLEVUE VERTICAL
CONTROL POINT ID: 390 WITH A PUBLISHED ELEVATION OF
964.95 US FEET

OWNERSHIP

TAX LOTS #242405-9084 & #242405-9107 ARE OWNED BY
MR. RASHPAL BUTTAR.

SITE DATA:

SITE LOCATION: 6302 168TH PLACE SE
TAX PARCEL NO: 2424059084
TOTAL SITE AREA: 2.04 ACRES
NUMBER OF LOTS: 2
ZONING: R-1
EXISTING USE: SINGLE FAMILY PROPOSED USE SINGLE
FAMILY SEWER/WATER: CITY OF BELLEVUE
POWER/GAS: PUGET SOUND ENERGY TELEPHONE
SERVICE: VERIZON
CABLE TV: COMCAST
FIRE DISTRICT: BELLEVUE FIRE DEPARTMENT SCHOOL
DISTRICT: BELLEVUE #405

TABLE OF CONTENTS

01 - PRELIMINARY SHORT PLAT MAP
02 - TEMPORARY EROSION CONTROL PLAN
03 - TREE RETENTION TABLE
04 - PRELIMINARY ROAD AND GRADING PLAN
05 - ROAD PROFILE
06 - PRELIMINARY STORM DRAIN AND UTILITY PLAN
07 - VAULT PLAN AND SECTIONS
08 - MWS-LINEAR-4-8-V UNIT DETAILS
09 - VEHICLE MANEUVERING DIAGRAMS
10 - SLOPE CATEGORY MAP

LEGEND

INFORMATION SIGN	IRRIGATION CONTROL VALVE	MAPLE	FOUND LINE STAKE
SANITARY SEWER MANHOLE	WATER METER	PINE	SET HUB & TACK
STORM DRAIN CATCH BASIN	WATER VALVE	GATE POST	SET PK NAIL
GUY ANCHOR	WATER WELL	FOUND HUB & TACK	SET REBAR & CAP
ELECTRICAL METER	ALDER	FOUND IRON PIPE	EXISTING GROUND CONTOURS
POWER POLE W/DROP LINE & TRANSFORMER	CEDAR	FOUND CASED MONUMENT	FENCE, BOARD
TELEPHONE MANHOLE	CLUSTER	FOUND OTHER MONUMENT (TYPE?)	FENCE, CHAIN-LINK
TELEPHONE RISER	DOUGLAS FIR	FOUND PK NAIL	STORM
FIRE HYDRANT	FRUIT	FOUND REBAR & CAP	SEWER
	HEMLOCK		WATER

NOTES:

- ANY DISTURBANCE TO PAVEMENT WITHIN RIGHT OF WAY FOR 168TH PL SE REQUIRES OVERLAY TYPE RESTORATION.
- PRIVATE ROADS ARE TO REMAIN OPEN AT ALL TIMES FOR EMERGENCY & PUBLIC SERVICE VEHICLES, A NOTE STATING SUCH SHALL BE PLACED ON THE FINAL PLAT MAP.
- MAINTENANCE & REPAIR OF THE PRIVATE ROAD SHALL BE EQUALLY SHARED BY ALL LOTS WHICH ARE PROVIDED ACCESS BY THE ROAD.
- FIXED OBJECTS ARE NOT ALLOWED WITHIN 10' OF DRIVEWAY EDGES OF THE PRIVATE ROAD.
- DEVELOPER IS TO MEET WITH RABANCO TO ESTABLISH THE LOCATIONS OF GARBAGE FACILITIES AND SHALL PROVIDE FACILITIES LOCATION INFORMATION TO THE CITY.
- DEVELOPER IS TO MEET WITH THE UNITED STATES POSTAL SERVICE TO ESTABLISH THE LOCATIONS OF MAILBOXES AND SHALL PROVIDE MAILBOX LOCATION INFORMATION TO THE CITY.

SURVEYOR'S NOTES:

1-BASIS OF BEARING:
CITY OF BELLEVUE (NAD 83/91)
WASHINGTON STATE PLANE SYSTEM (NORTH ZONE)

CITY OF BELLEVUE MONUMENT "0162"
CONCRETE MONUMENT WITH 3" BRASS DISK WITH PUNCH, IN 164TH AVENUE
SE, APPROXIMATELY 150 FEET SOUTH OF SE 63RD STREET.
N: 201565.415 E: 1322278.492

CITY OF BELLEVUE MONUMENT "0161"
4"x4" CONCRETE MONUMENT WITH 3" BRASS DISK STAMPED "KC SURVEY -
JP DODD CO" WITH PUNCH.
N: 201258.169 E: 1324932.669

CRITICAL AREA DENSITY/
INTENSITY CALCULATION

TOTAL SITE AREA: 2.04 ACRES
DU/AC(PERMITTED): 1.8
40% SLOPE AREA: 0.10 ACRES
50' BUFFER AREA: N/A (OFFSITE)
BUILDABLE AREA: 1.94 ACRES
DEVELOPMENT FACTOR 0.9 (LUC 20.25H.045)
MAX. DU POTENTIAL: (1)(1.94)+ (1)(0.10)(0.9)=
2.03 DU

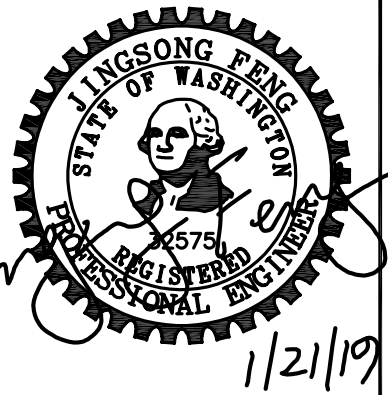
HABITAT TREES TO BE RETAINED:
#2, 73, 132, 138, 139, 150.
SEE SHEET 3, TREE RETENTION PLAN

THE MAXIMUM IMPERVIOUS AREA
COVERAGE FOR LOTS 1 AND 2 SHALL
NOT EXCEED 50% PER ZONING CODES.

NO	DATE	BY	APPR	REVISIONS

Pacific
Engineering
Design, LLC
Civil Engineering and
Planning Consultants

15445 53RD AVE. S.
SEATTLE, WA 98188
PHONE:
(206) 431-7970



APPROVED BY

JINGSONG FENG, P.E.
PROJECT MANAGER:
JINGSONG FENG P.E.
DESIGNED:
PRIYANKA PATEL
CADD:
GREG DIENER, P.E. 1/21/19
CHECKED: DATE:
17043CV01.dwg 1/21/19
FILE NAME:

BUTTAR SHORT PLAT

6302 168TH PLACE SE
BELLEVUE, WA

CITY OF BELLEVUE

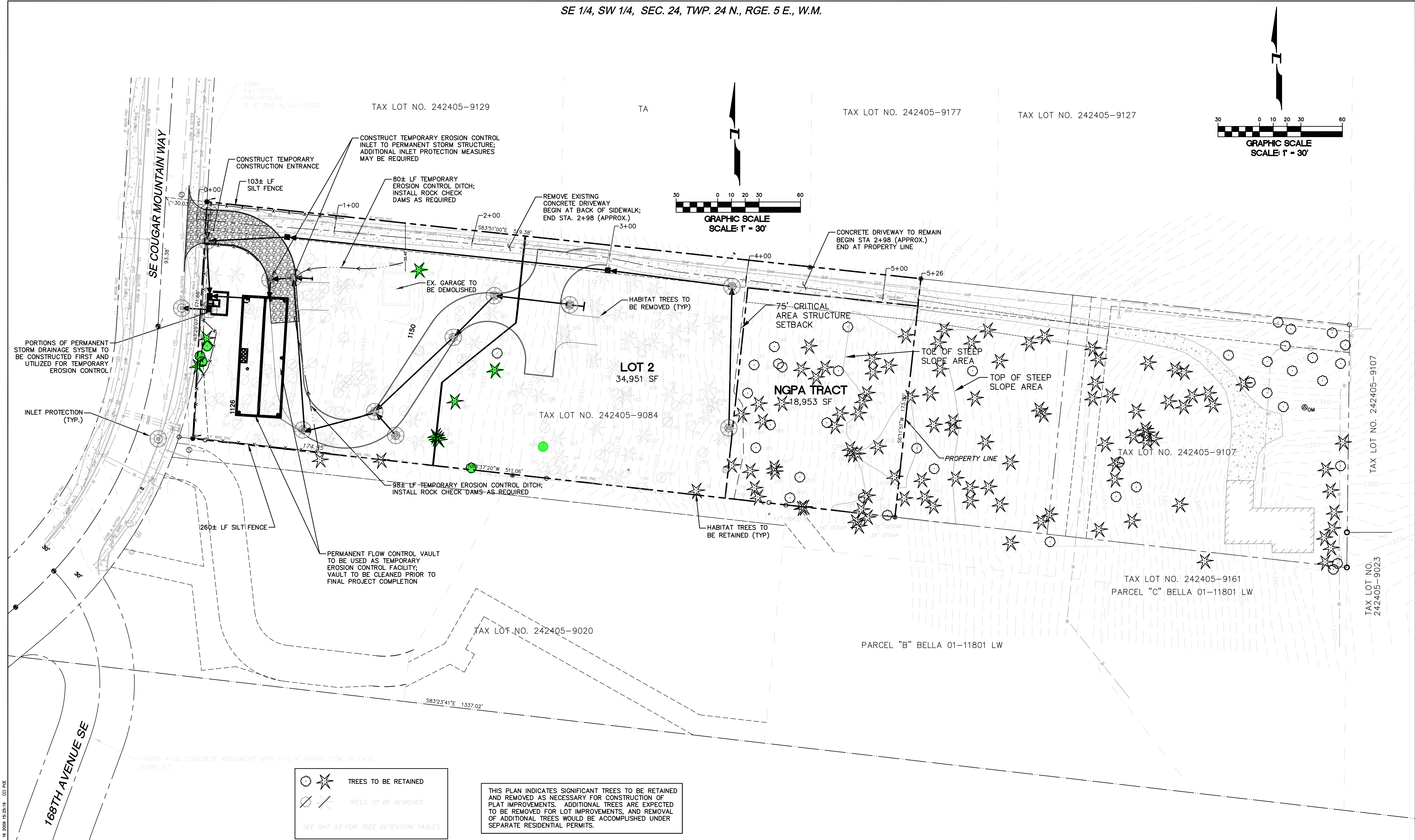
WASHINGTON

UTILITY GRID # M-17

PRELIMINARY SHORT PLAT MAP CONSERVATION SHORT SUBDIVISION

PERMIT NUMBER: 17-125796-LN

SEC 25 TWP 24 N RGE 5 E SHT # 01 OF 10

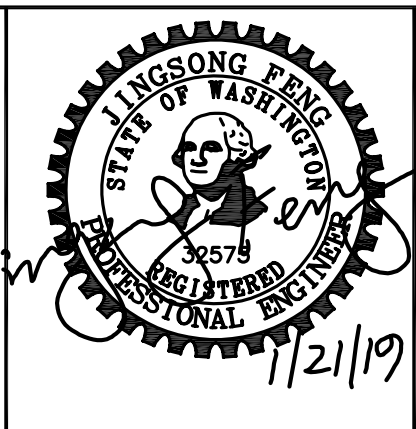


NO	DATE	BY	APPR	REVISIONS



Pacific Engineering Design, LLC
Civil Engineering and Planning Consultants

15445 53RD AVE. S.
SEATTLE, WA 98148
PHONE: (206) 431-7970



APPROVED BY

JINGSONG FENG, P.E.
PROJECT MANAGER:
JINGSONG FENG P.E.
DESIGNED:
PRIYANKA PATEL
CADD:
GREG DIENER, P.E. 1/21/19
CHECKED: DATE:
170437E01.dwg 1/21/19
FILE NAME:

BUTTAR SHORT PLAT
6302 168TH PLACE SE
BELLEVUE, WA

CITY OF BELLEVUE

UTILITY GRID # <u>M-17</u>
PRELIMINARY TESC AND TREE REMOVAL PLAN
PERMIT NUMBER: <u>17-125796-LN</u>
SEC <u>25</u> TWP <u>24 N</u> RGE <u>5 E</u> SHT # <u>02</u> OF <u>10</u>

TREE RETENTION


NUMBER	SURVEY TAG #	SPECIES	DIAMETER (INCHES)	WEIGHTED DIAMETER	RETAINED
1	10103	FRUIT	14"	7"	NO
2	10486	CEDAR	58"	58"	NO
3	10086	D. FIR	38"	38"	NO
4	10105	ALDER	9"	4.5"	NO
5	10123	ALDER	10"	5"	NO
6	10087	D. FIR	29"	29"	NO
7	10102	D. FIR	25"	25"	NO
8	10108	ALDER	7"	7"	NO
9	10122	ALDER	11"	5.5"	NO
10	10124	ALDER	8"	4"	NO
11	10107	ALDER	7"	7"	NO
12	10121	ALDER	10"	5"	NO
13	10126	ALDER	9"	4.5"	NO
14	10125	CEDAR	25"	25"	NO
15	10120	ALDER	7"	7"	NO
16	10110	ALDER	9"	4.5"	NO
17	10111	ALDER	8"	4"	NO
18	10117	ALDER	12"	6"	NO
19	10131	ALDER	6"	6"	NO
20	10130	ALDER	11"	5.5"	NO
21	10113	ALDER	7"	7"	NO
22	10114	ALDER	10"	5"	NO
23	10116	ALDER	8"	4"	NO
24	10119	ALDER	8"	4"	NO
25	10118	ALDER	6"	6"	NO
26	10088	D. FIR	33"	33"	NO
27	10132	ALDER	7"	7"	NO
28	10112	ALDER	13"	6.5"	NO
29	10115	ALDER	8"	4"	NO
30	10129	ALDER	13"	6.5"	NO
31	10089	D. FIR	25"	25"	25"
32	10090	MAPLE	27"	27"	27"
33	10091	MAPLE	14"	14"	14"
34	10133	ALDER	13"	6.5"	NO
35	10148	ALDER	13"	6.5"	NO
36	10092	ALDER	11"	5.5"	5.5"
37	10134	ALDER	8"	4"	NO
38	10093	D. FIR	26"	26"	26"
39	10101	ALDER	8"	4"	NO
40	10100	ALDER	9"	4.5"	NO
41	10149	ALDER	10"	5"	NO
42	10152	ALDER			NO
43	10094	FRUIT	16"	16"	NO
44	10136	ALDER	7"	3.5"	NO
45	10135	ALDER	10"	5"	NO
46	10150	ALDER	15"	7.5"	NO
47	10161	ALDER	13"	6.5"	NO
48	10159	HEMLOCK	14"	14"	NO
49	10143	ALDER	9"	4.5"	NO
50	10142	ALDER	11"	5.5"	NO
51	10141	ALDER	11"	5.5"	NO
52	10137	ALDER	11"	5.5"	NO

NUMBER	SURVEY TAG #	SPECIES	DIAMETER (INCHES)	WEIGHTED DIAMETER	RETAINED
53	10147	ALDER	10"	5"	NO
54	10099	ALDER	14"	7"	NO
55	10098	ALDER	10"	5"	NO
56	10145	ALDER	9"	4.5"	NO
57	10167	ALDER	7"	7"	NO
58	10139	W HEMLOCK	13"	13"	NO
59	10138	ALDER	10"	5"	NO
60	10097	ALDER	11"	5.5"	NO
61	10146	ALDER	7"	7"	NO
62	10140	ALDER	12"	6"	NO
63	10144	ALDER	9"	4.5"	NO
64	10168	ALDER	11"	5.5"	NO
65	10166	FRUIT	12"	6"	NO
66	10095	ALDER	9"	4.5"	NO
67	10096	ALDER	10"	5"	NO
68	10170	HEMLOCK	24"	24"	NO
69	10171	D. FIR	27"	27"	NO
70	10169	D. FIR	34"	34"	NO
71	10164	D. FIR	42"	42"	42"
72	10191	D. FIR	31"	31"	NO
73	10187	MAPLE	46"	46"	46"
74	10236	MAPLE	11"	11"	NO
75	10237	D. FIR	20"	20"	NO
76	10254	HEMLOCK	15"	15"	NO
77	10255	CEDAR	32"	32"	NO
78	10165	ALDER	7"	7"	NO
79	10162	ALDER	10"	5"	NO
80	10172	ALDER	12"	6"	NO
81	10173	ALDER	6"	6"	NO
82	10183	MAPLE	9"	9"	NO
83	10184	D. FIR	38"	38"	NO
84	10190	HEMLOCK	22"	22"	22"
85	10189	CEDAR	14"	14"	14"
86	10188	CEDAR	25"	25"	25"
87	10186	D. FIR	38"	38"	38"
88	10227	ALDER	12"	6"	NO
89	10231	MAPLE	9"	9"	NO
90	10229	ALDER	14"	7"	NO
91	10230	MAPLE	9"	9"	9"
92	10235	MAPLE	14"	14"	NO
93	10233	CEDAR	14"	14"	NO
94	10234	HEMLOCK	18"	18"	NO
95	10253	MAPLE	16"	16"	NO
96	10252	FRUIT	16"	8"	NO
97	10251	HEMLOCK	21"	21"	NO
98	10158	ALDER	7"	7"	NO
99	10157	ALDER	13"	6.5"	NO
100	10154	ALDER	7"	7"	NO
101	10155	ALDER	7"	7"	NO
102	10174				NO
103	10181	ALDER			NO
104	10215	D. FIR	29"	29"	NO


NUMBER	SURVEY TAG #	SPECIES	DIAMETER (INCHES)	WEIGHTED DIAMETER	RETAINED
105	10214	MAPLE	11"	11"	NO
106	10225	D. FIR	21"	21"	21"
107	10226	HEMLOCK	20"	20"	NO
108	10238	HEMLOCK	27"	27"	NO
109	10239	CEDAR	56"	56"	NO
110	10249	MAPLE	14"	14"	NO
111	10153	FRUIT	21"	10.5"	NO
112	10180	ALDER	9"	4.5"	NO
113	10179	ALDER	8"	4"	NO
114	10216	MAPLE	13"	13"	NO
115	10224	ALDER	12"	6"	NO
116	10240	CEDAR	27"	27"	NO
117	10247	CEDAR	19"	19"	NO
118	10248	CEDAR	32"	32"	NO
119	10128	CEDAR	46"	46"	NO
120	10218	ALDER	13"	6.5"	NO
121	10217	D. FIR	31"	31"	NO
122	10220	HEMLOCK	29"	29"	NO
123	10223	ALDER	12"	6"	NO
124	10241	CEDAR	16"	16"	NO
125	10244	CEDAR	24"	24"	NO
126	10272	ALDER	13"	6.5"	NO
127	10175	D. FIR	34"	34"	NO
128	10178	D. FIR	38"	38"	38"
129	10219	D. FIR	28"	28"	NO
130	10221	CEDAR	50"	50"	NO
131	10243	CEDAR	28"	28"	NO
132	10242	CEDAR	48"	48"	NO
133	10266	D. FIR	30"	30"	NO
134	10245	CEDAR	34"	34"	NO
135	10265	MAPLE	20"	20"	NO
136	10267	D. FIR	35"	35"	NO
137	10268	HEMLOCK	24"	24"	NO
138	10270	D. FIR	34"	34"	NO
139	10271	CEDAR	21"	21"	NO
140	10342	D. FIR	26"	26"	26"
141	10343	D. FIR	30"	30"	30"
142	10345	D. FIR	10"	10"	10"
143	10344	ALDER	10"	5"	5"
144	10355	D. FIR	37"	37"	37"
145	10246	D. FIR	19"	19"	NO
146	10263	D. FIR	16"	16"	NO
147	10264	CEDAR	17"	17"	NO
148	10269	HEMLOCK	21"	22"	NO
149	10273	CEDAR	23"	23"	NO
150	10272	CEDAR	46"	46"	NO
151	10302	MAPLE	40"	40"	40"
152	10303	MAPLE	16"	16"	16"
153	10304	ALDER	26"	13"	13"
154	10305	MAPLE	12"	12"	12"
155	10341	HEMLOCK	32"	32"	32"
156	10346	D. FIR	16"	16"	16"

NUMBER	SURVEY TAG #	SPECIES	DIAMETER (INCHES)	WEIGHTED DIAMETER	RETAINED
157	10347	MAPLE	18"	18"	18"
158	10354	CEDAR	12"	12"	12"
159	10261	MAPLE	17"	17"	NO
160	10262	CEDAR	25"	25"	NO
161	10278	HEMLOCK	9"	9"	NO
162	10260	D. FIR	20"	20"	NO
163	10250	MAPLE	19"	19"	NO
164	10275	MAPLE	24"	24"	NO
165	10276	MAPLE	32"	32"	NO
166	10277	ALDER	6"	6"	NO
167	10279	CEDAR	14"	14"	NO
168	10280	CEDAR	14"	14"	NO
169	10282	CEDAR	20"	20"	NO
170	10300	CEDAR	16"	16"	16"
171	10301	CEDAR	18"	18"	18"
172	10340	D. FIR	54"	54"	54"
173	10350	HEMLOCK	26"	26"	26"
174	10351	D. FIR	20"	20"	20"
175	10353	D. FIR	28"	28"	28"
176	10258	CEDAR	28"	28"	NO
177	10259	CEDAR	29"	29"	NO
178	10274	MAPLE	12"	12"	NO
179	10283	MAPLE	12"	12"	NO
180	10284	MAPLE	23"	23"	NO
181	10298	D. FIR	13"	13"	NO
182	10299	ALDER	18"	9"	NO
183	10287	CEDAR	13"	13"	13"
184	10339	CEDAR	14"	14"	14"
185	10297	MAPLE	20"	20"	20"
186	10338	MAPLE	24"	24"	24"
187	10296	HEMLOCK	16"	16"	16"
188	10362	HEMLOCK	20"	20"	20"
189	10349	MAPLE	34"	34"	34"
190	10348	CEDAR	14"	14"	14"
191	10352	D. FIR	34"	34"	34"
192	10363	HEMLOCK	10"	10"	10"
193	10361	CEDAR	24"	24"	24"
194	10256	MAPLE	28"	28"	28"
195	10257	MAPLE	31"	31"	NO
196	10285	HEMLOCK	15"	15"	15"
197	10288	CEDAR	22"	22"	22"
198	10289	CEDAR	12"	12"	12"
199	10290	D. FIR	20"	20"	20"
200	10295	CEDAR	32"	32"	32"
201	10294	MAPLE	36"	36"	36"
202	10291	MAPLE	30"	30"	30"
203	10293	HEMLOCK	14"	14"	14"
204	10366	MAPLE	20"	20"	20"
205	10368	CEDAR	8"	8"	8"
206	10367	D. FIR	38"	38"	38"
207	10370	HEMLOCK	6"	6"	6"
208	10372	D. FIR	36"	36"	36"
209	10360	HEMLOCK	62"	62"	62"
210	10356	D. FIR	28"	28"	28"
211	10358	D. FIR	38"	38"	38"

TOTAL TREE DIAMETER INCHES = 3,442



TREES TO BE RETAINED
TOTAL DIAMETER INCHES = 1,347.5 (39.15%)



TREES TO BE REMOVED
TOTAL DIAMETER INCHES = 2,094.5 (60.85%)

CONCLUSION: RETAINING THE TREES DEPICTED ON THIS PLAN WILL MEET THE REQUIREMENTS OF L.U.C. 20.20.900.E.2. THE APPLICANT RETAINS THE RIGHT TO RELOCATE SAVED TREES OR SAVE ADDITIONAL TREES IF SITE CONDITIONS DICTATE.

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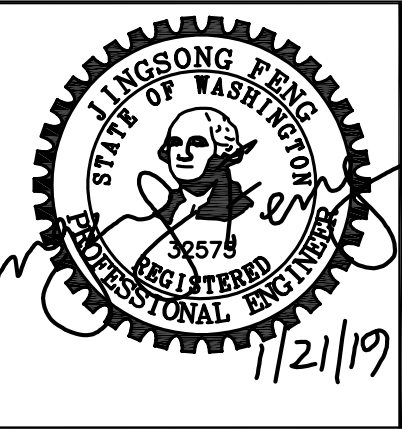
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Pacific
Engineering
Design, LLC

Civil Engineering and
Planning Consultants

15445 53RD AVE. S.
SEATTLE, WA 98188
PHONE:
(206) 431-7970

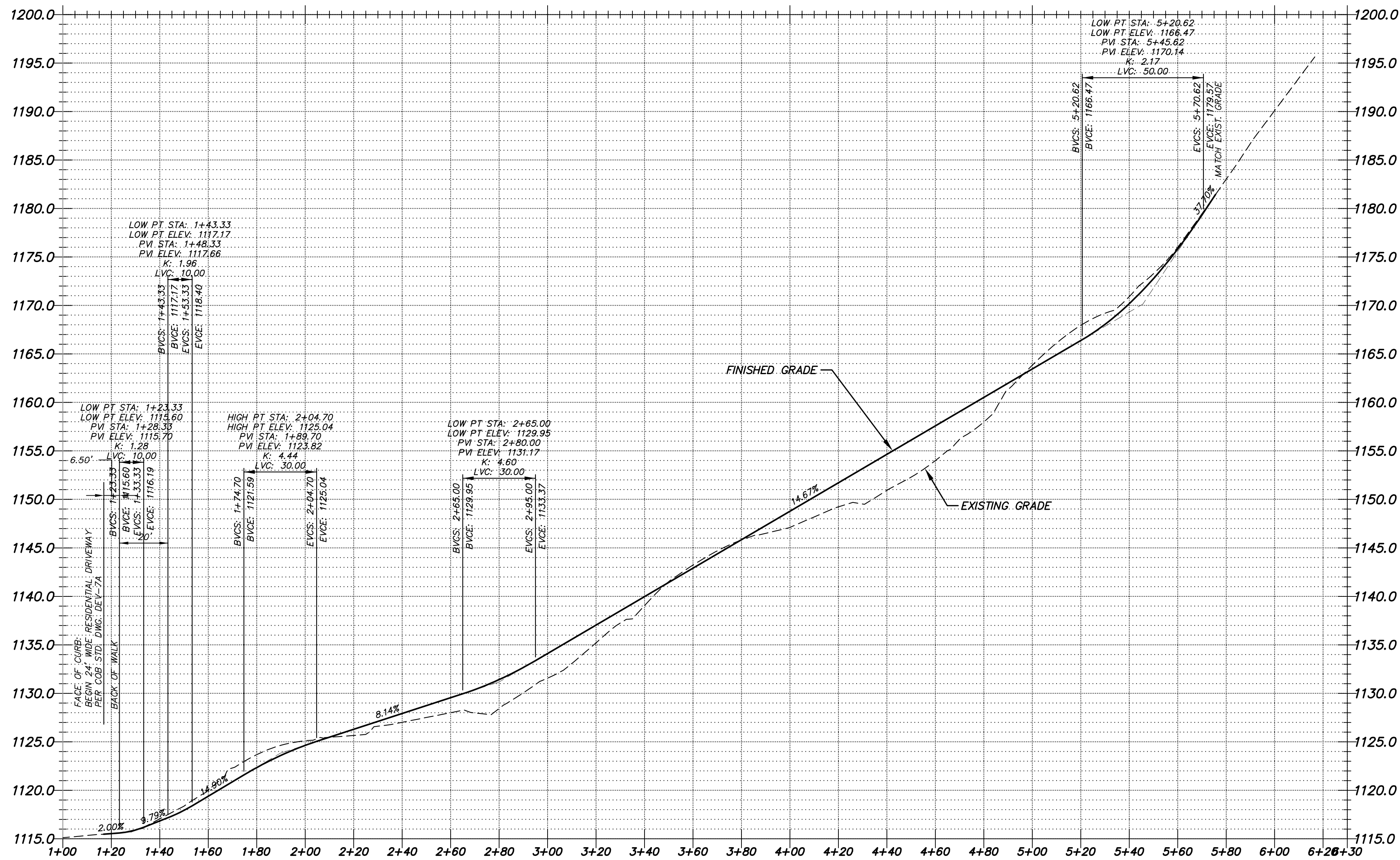


APPROVED BY

JINGSONG FENG, P.E.
PROJECT MANAGER:
JINGSONG FENG P.E.
DESIGNED:
PRIYANKA PATEL
CADD:
GREG DIENER, P.E. 1/21/19
CHECKED: DATE:
17043TE01.dwg 1/21/19
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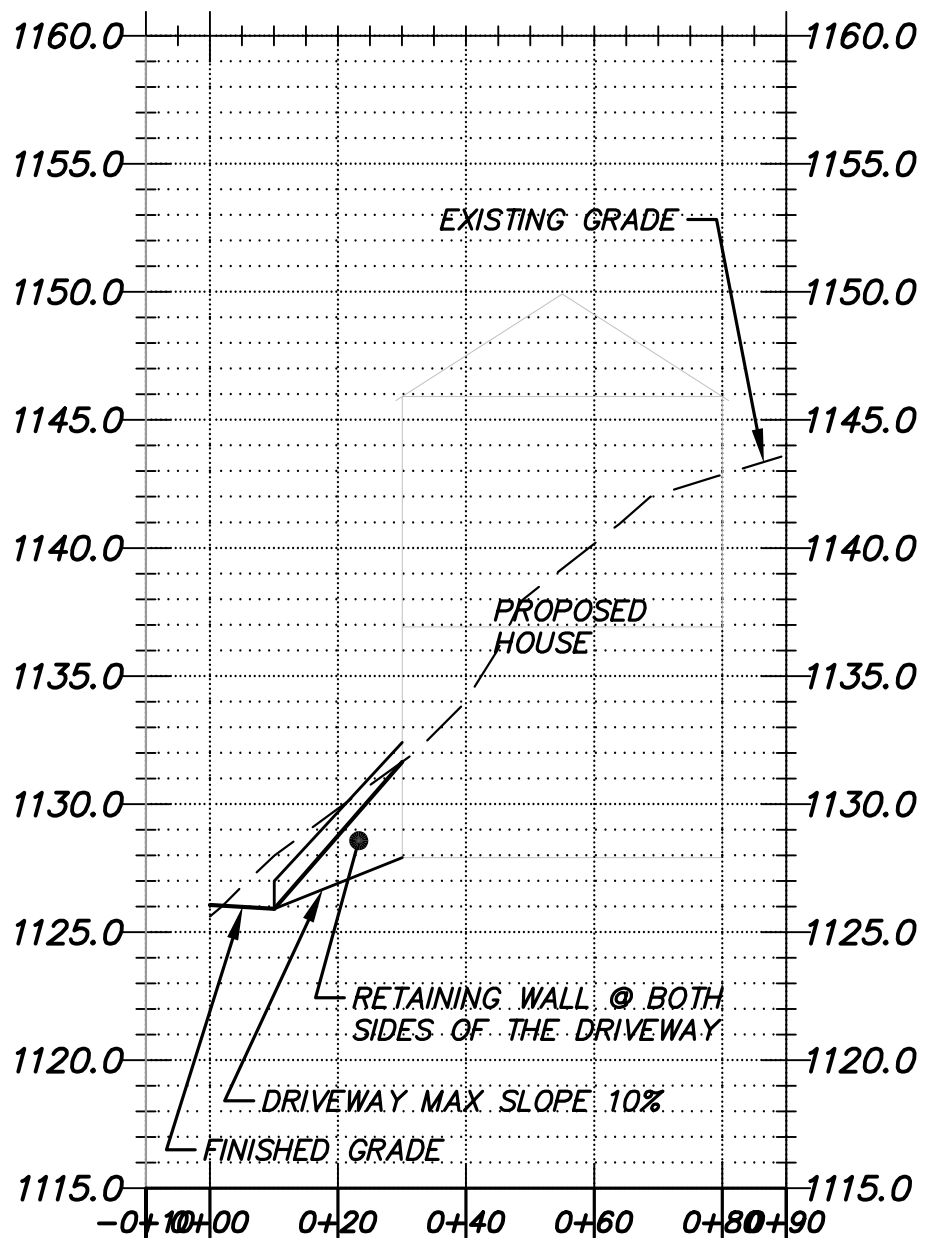
BUTTAR SHORT PLAT
6302 168TH PLACE SE
BELLEVUE, WA
CITY OF BELLEVUE WASHINGTON

UTILITY GRID # <u>M-17</u>
TREE RETENTION TABLE
PERMIT NUMBER: <u>17-125796-LN</u>
SEC <u>25</u> TWP <u>24</u> N RGE <u>5</u> E SHT # <u>03</u> OF <u>10</u>

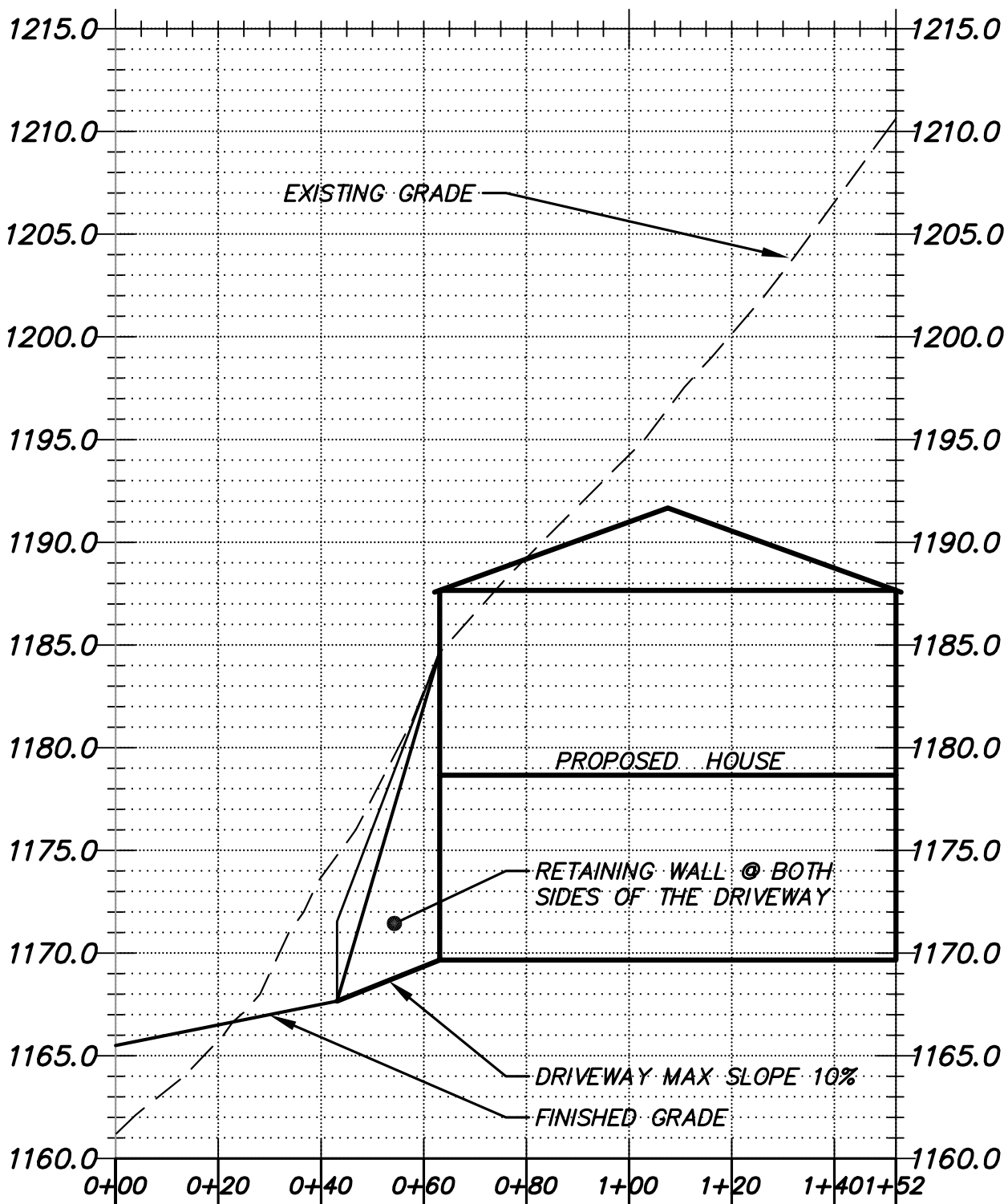


ROAD A
SCALE: 1"=30' H.
1"= 5' V.

- NOTES:
- THE SLOPE OF THE NEW PRIVATE ROADWAY ACCESS SHALL BE LIMITED TO A MAXIMUM GRADE OF 10% FOR THE FIRST 20 FEET PAST THE BACK OF DRIVEWAY APPROACH AND SHALL BE LIMITED TO A MAXIMUM GRADE OF 15% THEREAFTER.
 - THE PORTION OF THE EXISTING ACCESS TO TAX PARCEL NO. 2424059107 AFTER THE CONNECTION TO THE PROPOSED PRIVATE ACCESS ROAD CAN REMAIN AT THE EXISTING SLOPE (ROUGHLY 35%).



LOT 1 DRIVEWAY
SCALE: 1"=30' H.
1"= 5' V.



LOT 2 DRIVEWAY
SCALE: 1"=30' H.
1"= 5' V.

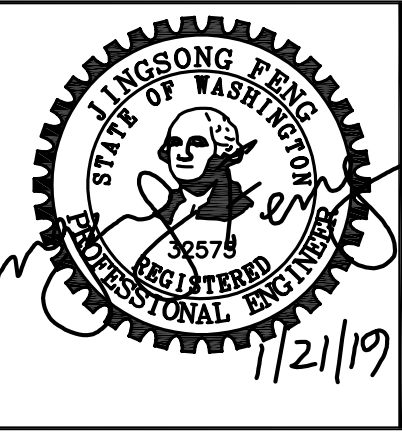
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Pacific
Engineering
Design, LLC

Civil Engineering and
Planning Consultants

15445 53RD AVE. S.
SEATTLE, WA 98148
PHONE:
(206) 431-7970



APPROVED BY

GREG DIENER, P.E.
17043PR01.dwg 1/21/19
FILE NAME:

JINGSONG FENG, P.E.
PROJECT MANAGER:
JINGSONG FENG P.E.
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CITY OF BELLEVUE

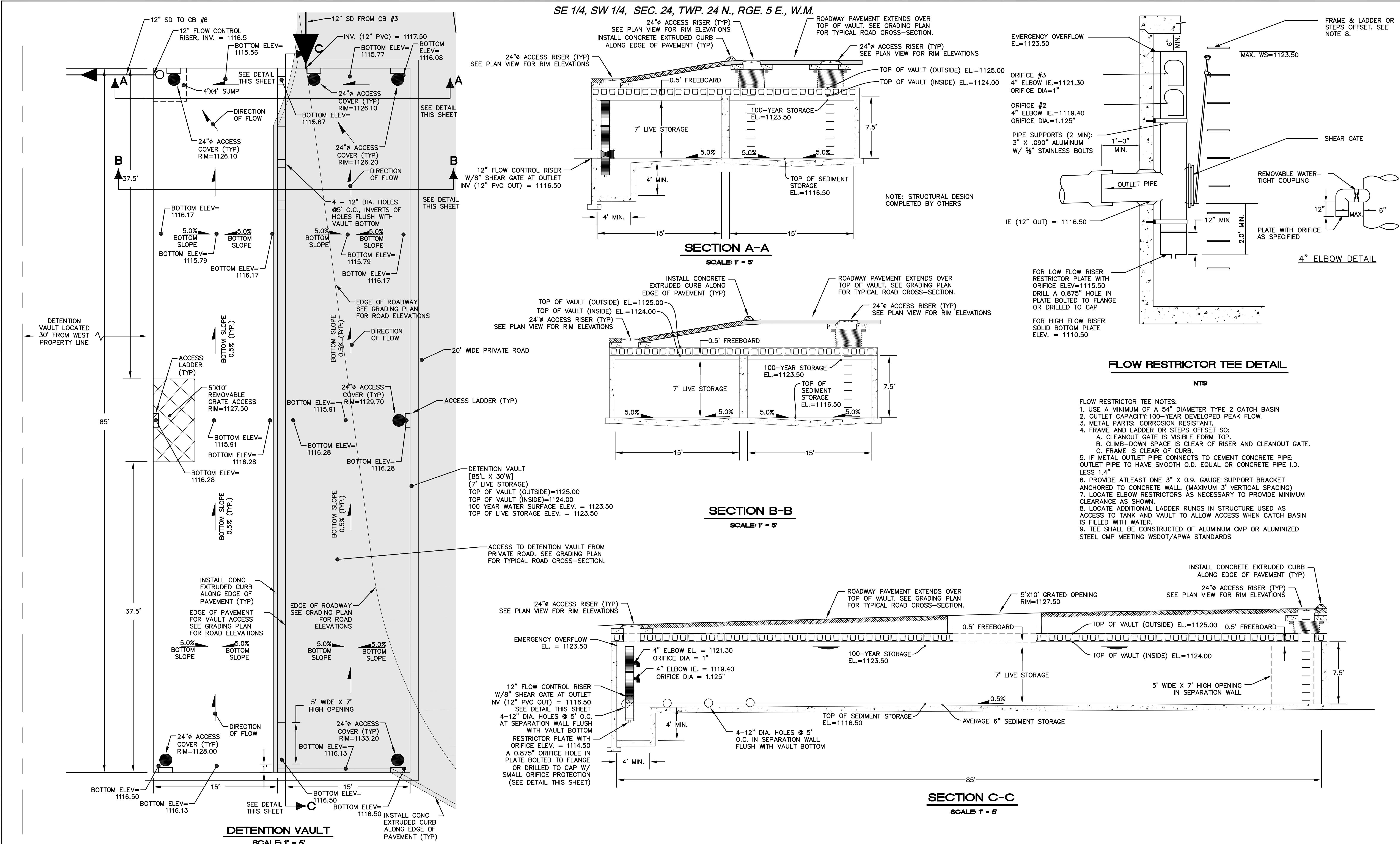
UTILITY GRID # M-17

ROAD PROFILE

PERMIT NUMBER: 17-125796-LN

SEC 25 TWP 24 N RGE 5 E SHT # 05 OF 10

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Pacific
Engineering
Design, LLC

Civil Engineering and
Planning Consultants

15445 53RD AVE. S.
SEATTLE, WA 98148
PHONE:
(206) 431-7970

APPROVED BY

JINGSONG FENG, P.E.
PROJECT MANAGER:
JINGSONG FENG, P.E.
DESIGNED:
PRIYANKA PATEL
CADD:
GREG DIENER, P.E. 1/21/19
CHECKED: DATE: 1/21/19
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BUTTAR SHORT PLAT

6302 168TH PLACE SE
BELLEVUE, WA

CITY OF BELLEVUE

UTILITY GRID # M-17

VAULT PLAN AND SECTIONS

PERMIT NUMBER: 17-125796-LN

SEC 25 TWP 24N RGE 5E SHT # 07 OF 10

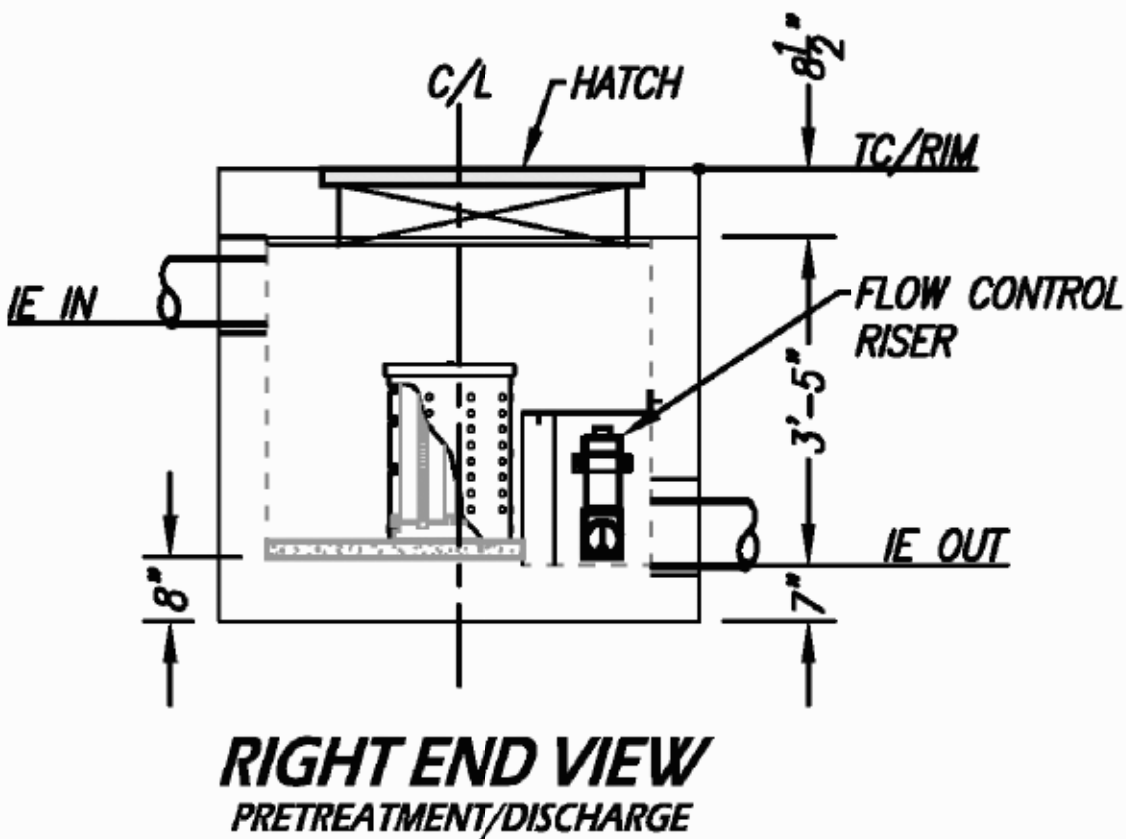
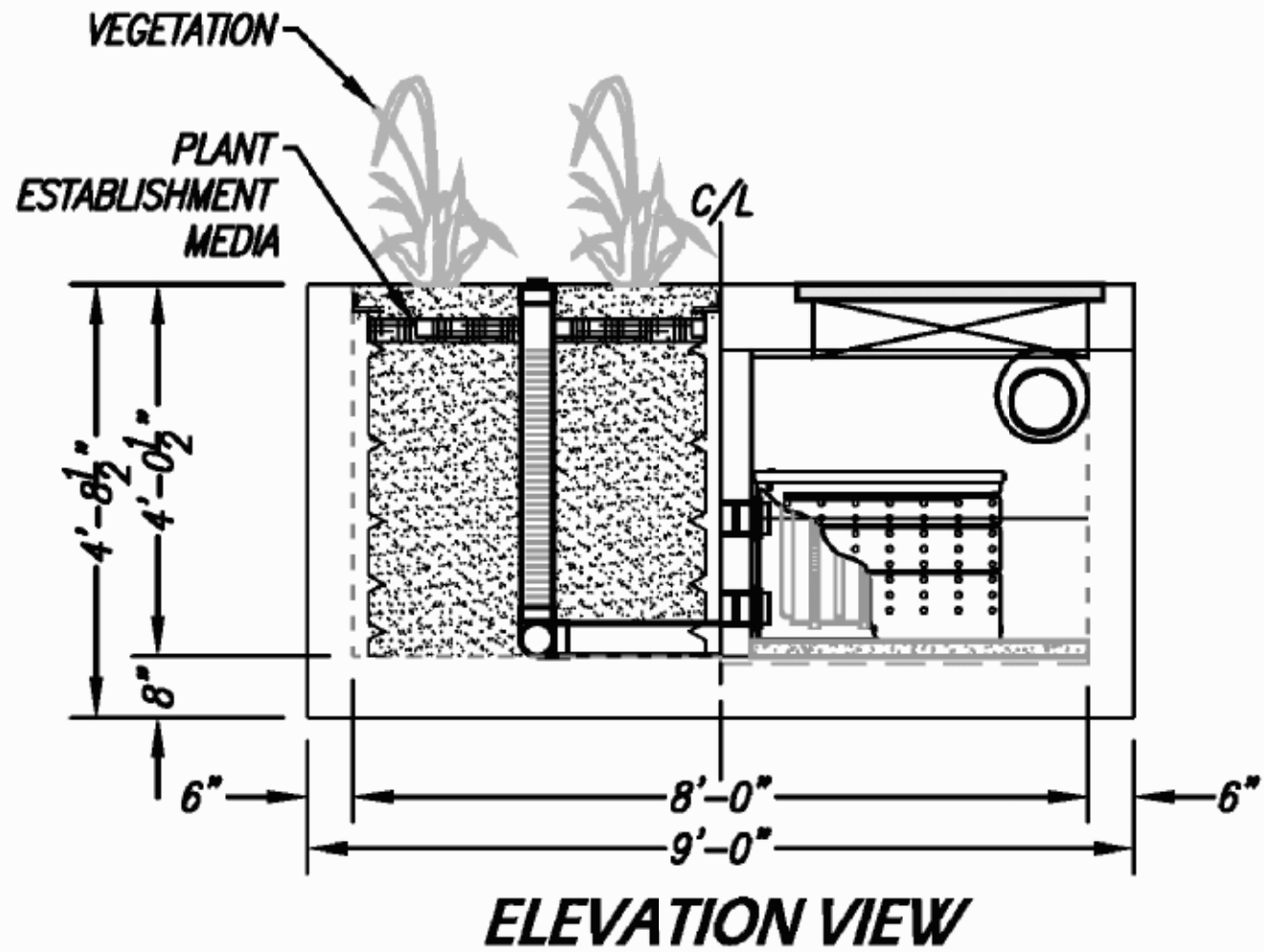
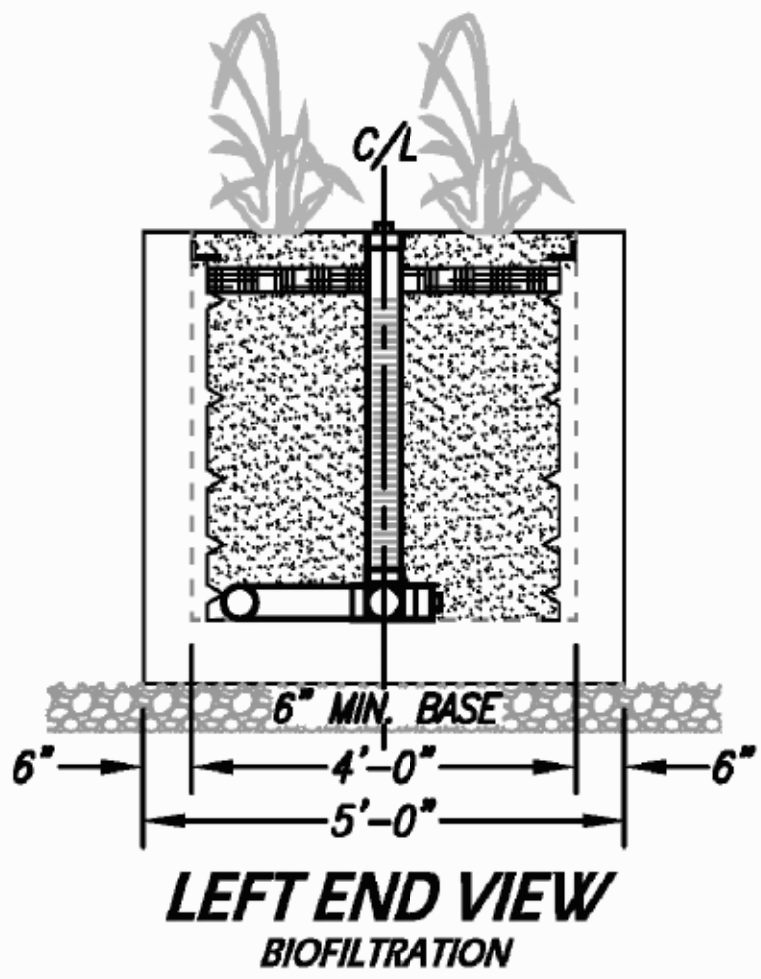
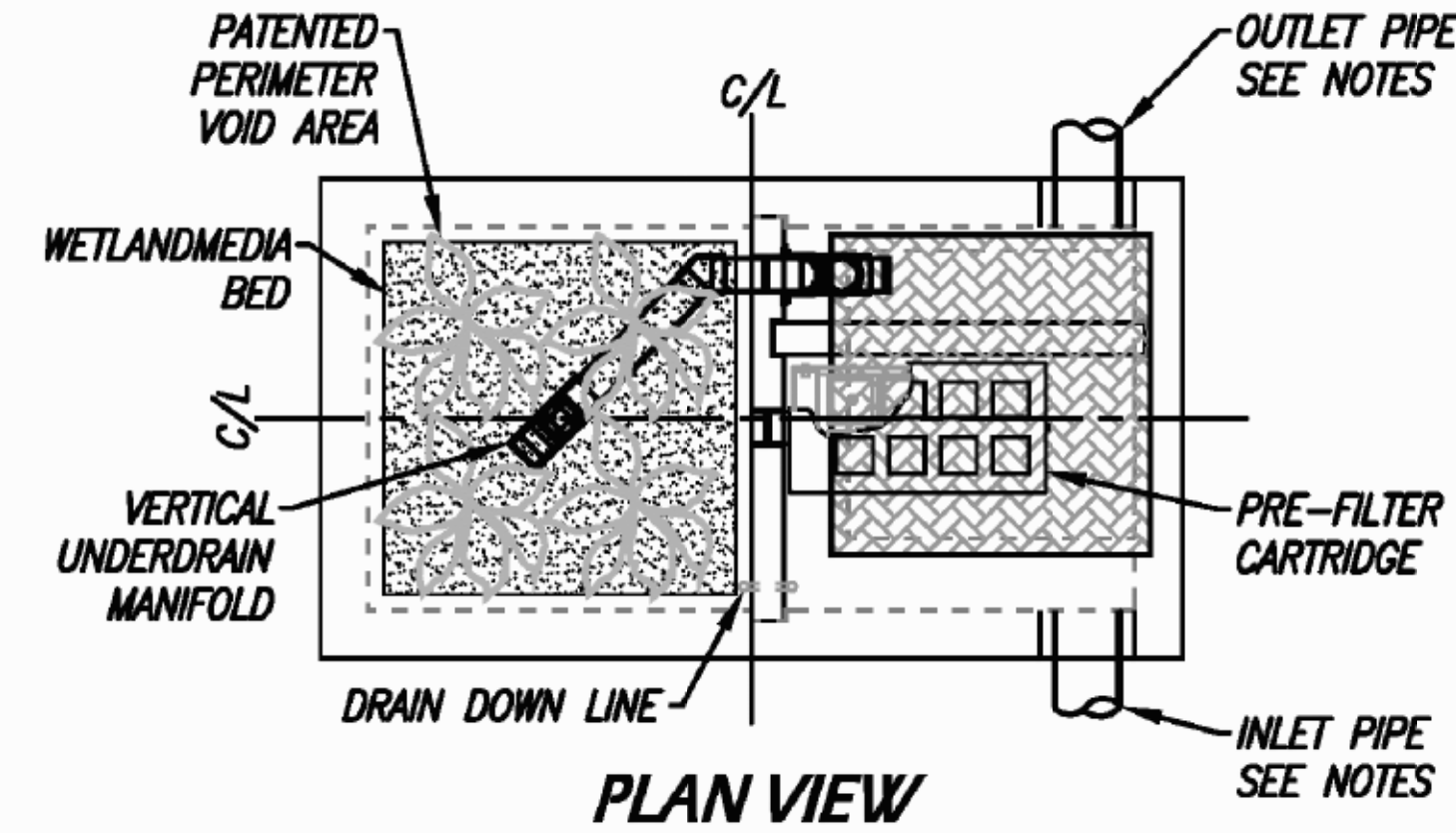
SITE SPECIFIC DATA			
PROJECT NAME		BUTTAR SHORT PLAT	
PROJECT LOCATION		6302 138TH PLACE SE, BELLEVUE, WA	
STRUCTURE ID		MWS L-4-8 UNIT	
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
		0.0789 CFS	
TREATMENT HGL AVAILABLE (FT)			0.25
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			1.17 CFS
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	1112.05	PVC	12"
INLET PIPE 2			
OUTLET PIPE	1112.00	PVC	12"
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION	1117.00	1117.00	1117.00
SURFACE LOAD	PARKWAY	OPEN PLANTER	PARKWAY
FRAME & COVER	36" X 36"	N/A	N/A
WETLANDMEDIA VOLUME (CY)			2.03
WETLANDMEDIA DELIVERY METHOD			TBD
ORIFICE SIZE (DIA. INCHES)			Ø1.53"
MAXIMUM PICK WEIGHT (LBS)			15000
NOTES:			

INSTALLATION NOTES

- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
- ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
- DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.

GENERAL NOTES

- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.



TREATMENT FLOW (CFS)	0.115
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	TBD
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

MWS-L-4-8-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

THE PRODUCT DESCRIBED MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 7,425,282; 7,470,382; 7,674,378; 8,303,816; RELATED FOREIGN PATENTS OR OTHER PATENTS PENDING

PROPRIETARY AND CONFIDENTIAL:
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF MODULAR WETLANDS SYSTEMS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF MODULAR WETLANDS SYSTEMS IS PROHIBITED.



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Pacific Engineering Design, LLC
Civil Engineering and Planning Consultants

15445 53RD AVE. S.
SEATTLE, WA 98148
PHONE:
(206) 431-7970



APPROVED BY

JINGSONG FENG, P.E.
PROJECT MANAGER:
JINGSONG FENG, P.E.
DESIGNED:
PRIYANKA PATEL
CADD:
GREG DIENER, P.E. 1/21/19
CHECKED: DATE:
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BUTTAR SHORT PLAT

6302 168TH PLACE SE
BELLEVUE, WA

CITY OF BELLEVUE

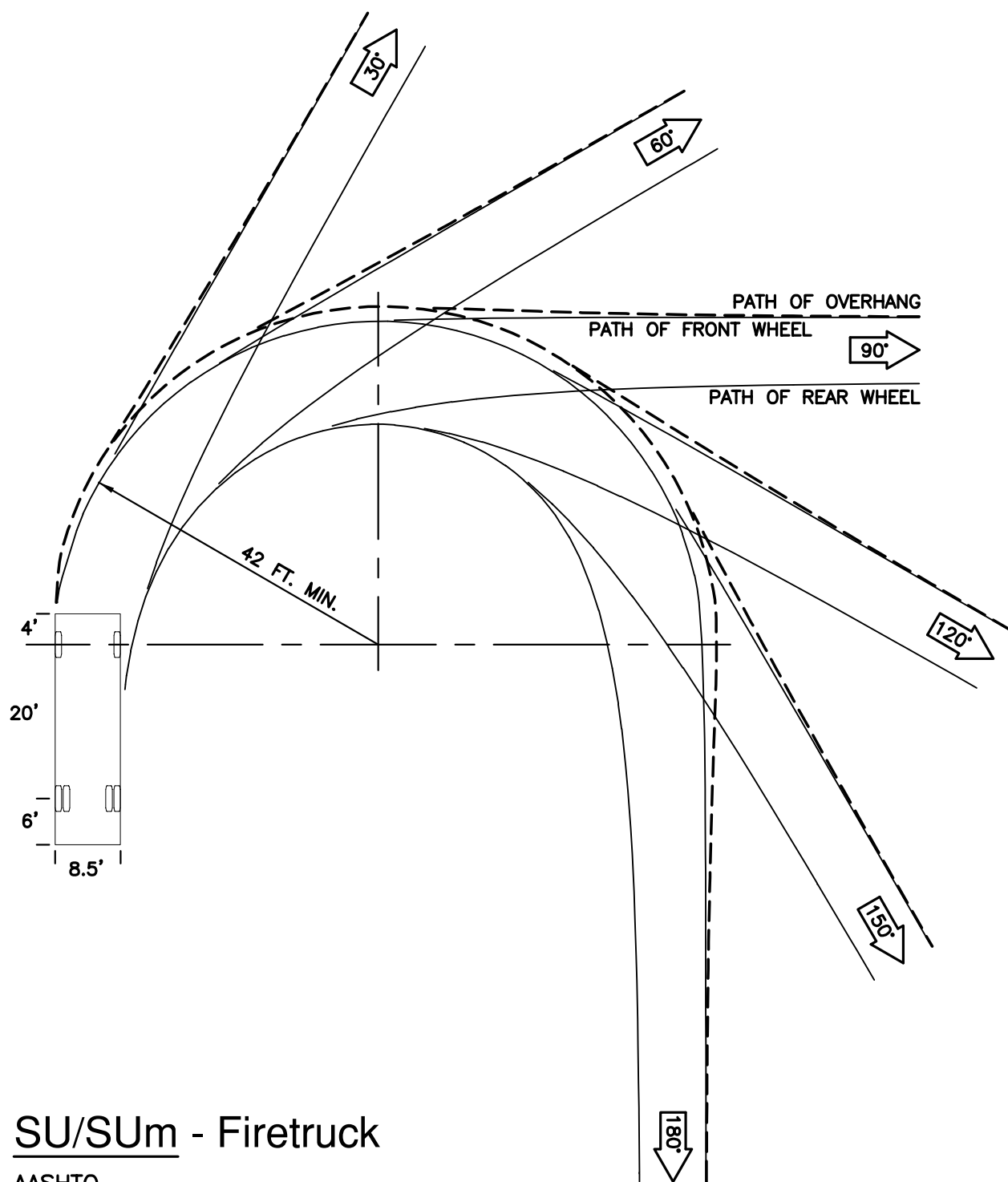
WASHINGTON

UTILITY GRID # M-17

MWS-LINEAR-4-8-V UNIT DETAILS

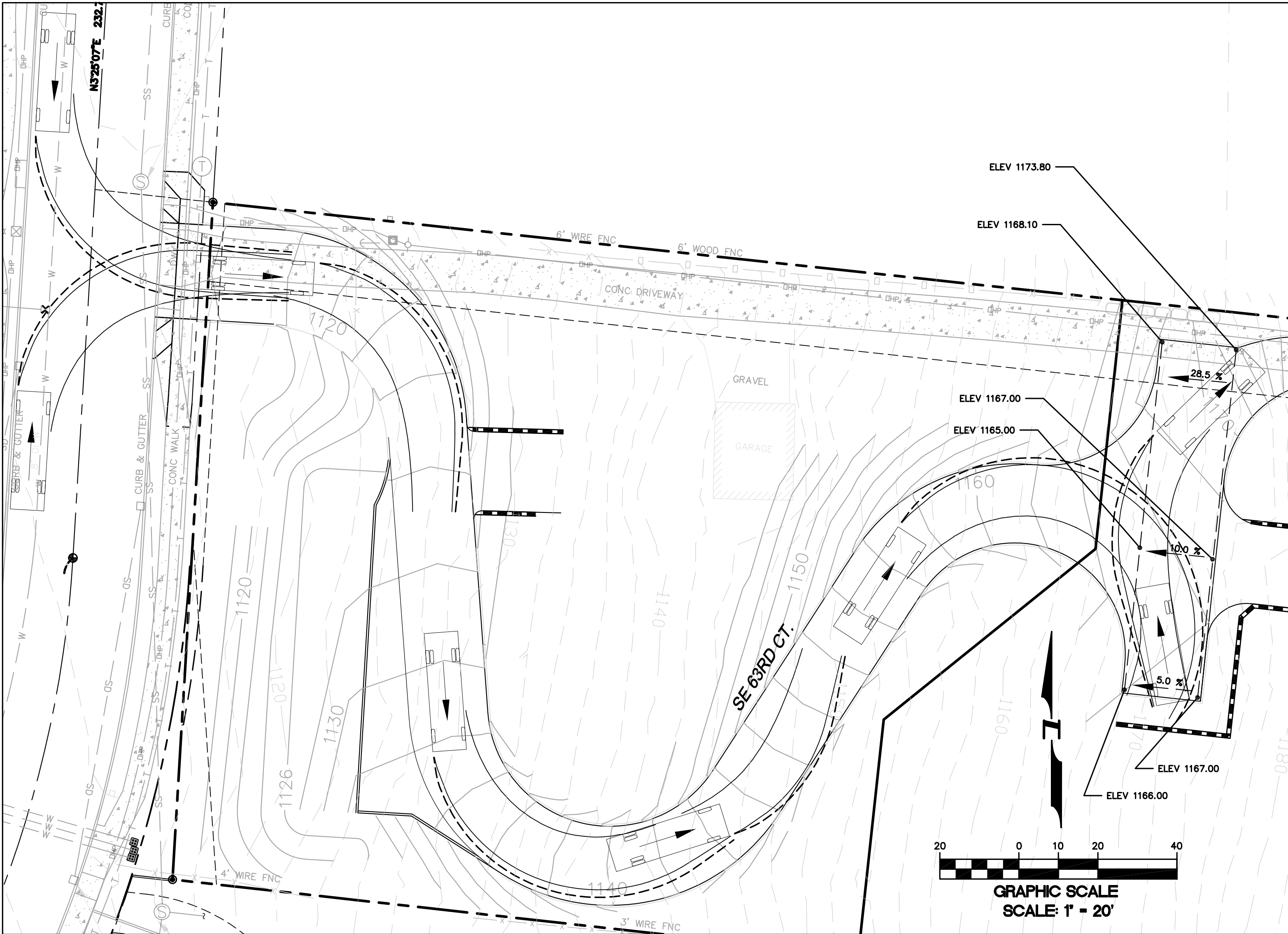
PERMIT NUMBER: 17-125796-LN

SEC 25 TWP 24 N RGE 5 E SHT # 08 OF 10

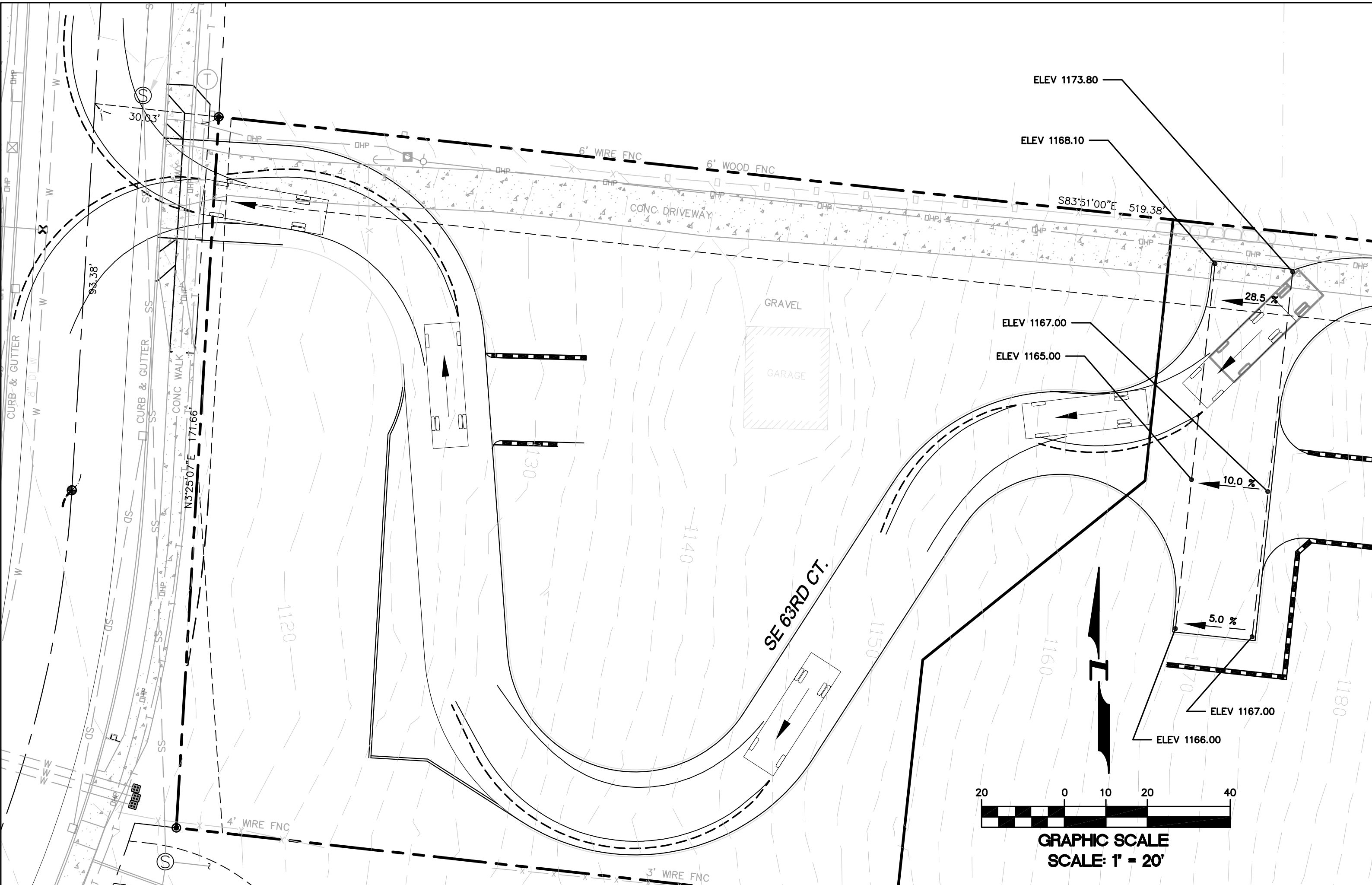


SU/SUm - Firetruck
AASHTO

NOTE:
VEHICLE SHOWN IS AASHTO SU/SUm. ALTERNATE VEHICLE (FRONT LOADING GARBAGE TRUCK) IS SHORTER THAN THIS VEHICLE AND BY INSPECTION WILL MAKE EQUAL TURNING MOVEMENT.



INGRESS



EGRESS

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Pacific Engineering Design, LLC
Civil Engineering and Planning Consultants

15445 53RD AVE. S.,
SEATTLE, WA 98188
PHONE: (206) 431-7970



APPROVED BY

JINGSONG FENG P.E.
PROJECT MANAGER:
JINGSONG FENG P.E.
DESIGNED:
PRIYANKA PATEL
CADD:
GREG DIENER, P.E. 1/21/19
CHECKED: DATE:
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BUTTAR SHORT PLAT

6302 168TH PLACE SE
BELLEVUE, WA

CITY OF BELLEVUE

WASHINGTON

UTILITY GRID # M-17

VEHICLE MANEUVERING DIAGRAMS

PERMIT NUMBER: 17-125796-LN

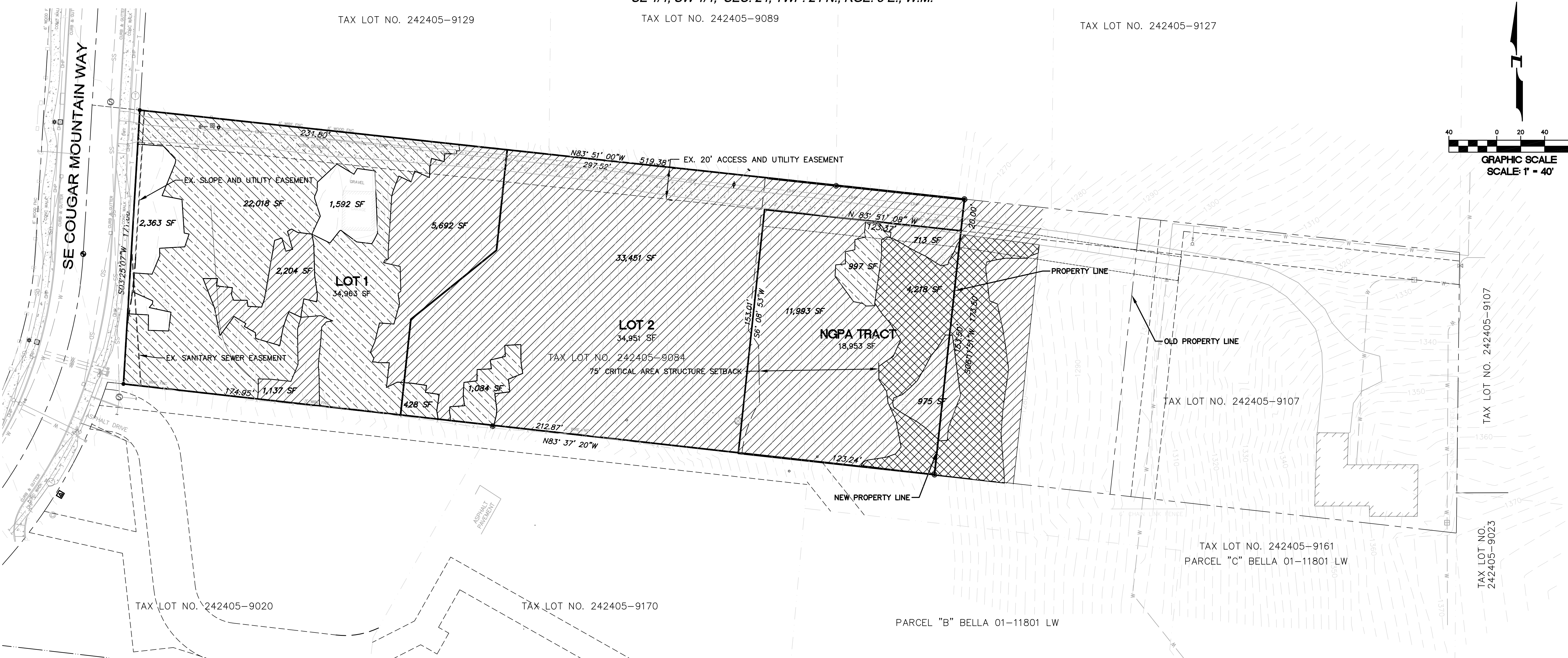
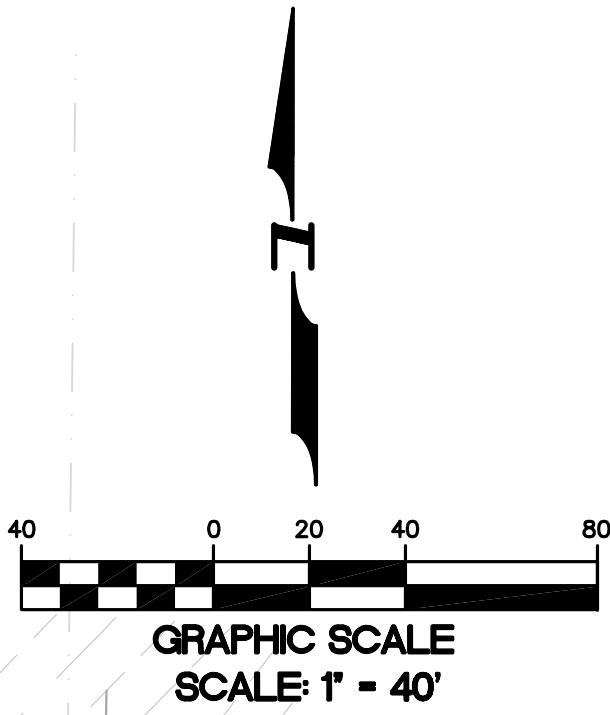
SEC 25 TWP 24 N RGE 5 E SHT # 09 OF 10

SE 1/4, SW 1/4, SEC. 24, TWP. 24 N., RGE. 5 E., W.M.

TAX LOT NO. 242405-9129

TAX LOT NO. 242405-9089

TAX LOT NO. 242405-9127



DIMENSIONAL STANDARD MODIFICATION FOR A CONSERVATION SHORT PLAT (PORTION OF CHART 20.20.010)

LAND USE CLASSIFICATION:	R-1
MINIMUM FRONT SETBACK OF STRUCTURES:	35 FT
REAR YARD:	25 FT
SIDE YARD:	5 FT
2 SIDE YARDS:	20 FT
MINIMUM LOT AREA:	35,000 SF
MINIMUM DIMENSIONS WIDTH OF STREET FRONTAGE:	30 FT
WIDTH REQUIRED IN LOT:	100 FT
DEPTH REQUIRED IN LOT:	150 FT
MAXIMUM BUILDING HEIGHT:	30/35 FT
MAXIMUM LOT COVERAGE BY STRUCTURES:	1+(20,000-PROP. LOT SIZE/20,000)
MAXIMUM IMPERVIOUS SURFACE:	45%*
MINIMUM GREEN SCAPE PERCENTAGE OF FRONT YARD SETBACK:	50%

* THE MAXIMUM IMPERVIOUS SURFACE SHALL BE 50% OF THE ENTIRE SUBDIVISION AREA.

NGPA GENERAL NOTES

- THE TRACT SHALL BE KEPT FREE FROM ALL DEVELOPMENT AND DISTURBANCE EXCEPT WHERE ALLOWED OR REQUIRED FOR HABITAT IMPROVEMENT PROJECTS, VEGETATION MANAGEMENT, OR NEW EXPANDED CITY PARKS PURSUANT TO LUC 20.25H.055. NATIVE VEGETATION, EXISTING TOPOGRAPHY, AND OTHER NATURAL FEATURES SHALL BE PRESERVED FOR THE PURPOSE OF PREVENTING HARM TO PROPERTY AND THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO, CONTROLLING SURFACE WATER RUNOFF AND EROSION, MAINTAINING SLOPE STABILITY, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT.
- THE CITY OF BELLEVUE HAS THE RIGHT TO ENTER THE PROPERTY TO INVESTIGATE THE CONDITION OF NGPA UPON REASONABLE NOTICE.
- THE CITY OF BELLEVUE HAS THE RIGHT TO ENFORCE THE TERMS OF THE NGPA.
- THE FUTURE MANAGEMENT OF THE NGPA SHALL BE APPROVED PURSUANT TO A VEGETATION MANAGEMENT PLAN FOR THE NGPA DESIGNATED MANAGEMENT OBJECTIVES CONSISTENT WITH THE FUNCTIONS AND VALUES OF CRITICAL AREAS IN THE CITY OF BELLEVUE.

CRITICAL AREA DENSITY / INTENSITY CALCULATION

TOTAL SITE AREA:	2.04 ACRES
DU/AC(PERMITTED):	1
40% SLOPE AREA:	0.10 ACRES
50' BUFFER AREA:	N/A (OFFSITE)
BUILDABLE AREA:	1.94 ACRES
DEVELOPMENT FACTOR (LUC 20.25H.045)	0.9
MAX. DU POTENTIAL:	(1)(1.94)+ (1)(0.10)(0.90)= 2.03 DU

CRITICAL AREA LEGEND

	= CRITICAL SLOPE (40%±)
	= 50' CRITICAL AREA BUFFER 75' CRITICAL AREA STRUCTURE SETBACK LINE
	= AREA WITHIN A CRITICAL AREA BUFFER
	= NATIVE GROWTH PROTECTION AREA (NGPA)

SLOPE AREA CALCULATIONS / LOTS 1 + 2

SLOPE AREAS		DISTURBANCE EQUATION	
	0%-15%	TOTAL AREA = 3,955 S.F. / 88,865 S.F. = 4.45%	3,955 S.F. x 100% = 3,955 S.F.
	15%-25%	TOTAL AREA = 24,527 S.F. / 88,865 S.F. = 27.60%	24,527 S.F. x 60% = 14,716 S.F.
	25%-40%	TOTAL AREA = 56,165 S.F. / 88,865 S.F. = 63.20%	56,165 S.F. x 45% = 25,274 S.F.
	40% & >*	TOTAL AREA = 4,218 S.F. / 88,865 S.F. = 4.75%	4,218 S.F. x 30% = 1,265 S.F.
		88,865 S.F.	45,210 S.F.
		TOTAL SITE AREA = 88,865 S.F.	TOTAL AMOUNT OF DISTURBANCE ON SITE ALLOWED = 45,210 S.F.
		TOTAL AMOUNT OF NON-DISTURBED AREA REQUIRED (88,865 S.F. - 45,210 S.F.) = 43,655 S.F.	

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NO	DATE	BY	APPR	REVISIONS

Pacific Engineering Design, LLC
Civil Engineering and Planning Consultants
15445 53RD AVE. S., SEATTLE, WA 98188
PHONE: (206) 431-7970

1/21/19

APPROVED BY

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PROJECT MANAGER:
JINGSONG FENG P.E.
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CITY OF BELLEVUE

UTILITY GRID # <u>M-17</u>
SLOPE CATEGORY MAP
PERMIT NUMBER: <u>17-125796-LN</u>
SEC <u>25</u> TWP <u>24</u> N RGE <u>5</u> E SHT # <u>10</u> OF <u>10</u>